

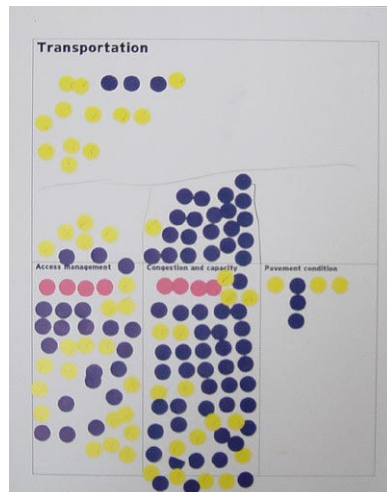
# A Appendix Survey

## 4.1 Introduction

In recent years, people have been besieged with surveys of some kind; long marketing research-related phone calls, political and opinion polls, requests to fill out customer satisfaction cards at restaurants and businesses, and more. Although the public may be faced with “survey overload,” it is still one of the most effective and efficient ways to gather citizen opinions about civic and planning-related issues.

In the planning process, it is important to know the thoughts and opinions of “stakeholders” – residents and businesspeople that may be affected in some way by the plan. The findings of planning-related surveys help shape the plan, and justify its goals and policies as reflecting the will of the stakeholders. It also offers planners and township officials insight into problems and issues that may not be readily seen. If survey findings are acknowledged and reflected in plan goals and policies, it results in a plan that residents are more likely to “take ownership” of and hold as their own, rather than regard as an edict from above.

Three surveys were conducted as part of the US 20 corridor planning process; a dot poster survey with those attending a corridor plan committee meeting, an interactive image preference survey before a large group of residents, and a written survey that garnered hundreds of responses from local residents and businesspeople. This chapter describes the surveys and their findings. (More detailed survey results are in the plan appendix.)



## 4.2 Dot poster survey

***Transportation and utility related issues are the major concerns of those attending planning meetings.***

An informal dot poster survey was conducted at the December 2004 Corridor Plan Committee meeting. Participants were given a sheet of 20 dot stickers. Committee members that were government officials or employees yellow dots, committee members who were part of the business community received pink dots, and citizens that attended were given blue dots. Six posters were displayed – transportation, urban design, utilities, land use, aesthetics, and “something else?” – with areas designated for specific issues in that category. Participants were asked to place their dot stickers in the areas they felt were important issues. If they believed one issue was more important, they could put more dots in that area than in others.

All groups were in agreement in the order of what they felt were the most important issues; transportation topped the list (40.5% of dot stickers), followed by utilities (31.1%), aesthetics (14.5%) and land use (10.5%). Those in government placed a greater importance on land use and aesthetic issues than other groups. The business group placed a much greater importance on transportation and utilities than other groups, almost to the exclusion of land use and aesthetics.

Category/issue	Board/ government group		Board/business group		Audience/citizens group		All participants	
Urban design	Dots	% of group	Dots	% of group	Dots	% of group	Dots	% of all
Urban design - general	2	1.1%	0	0.0%	0	0.0%	2	0.4%
Sidewalk and pedestrian connections	5	2.8%	2	3.4%	4	1.9%	11	2.5%
Poor site planning	1	0.6%	0	0.0%	0	0.0%	1	0.2%
No “sense of place”	1	0.6%	0	0.0%	0	0.0%	1	0.2%
<b>Urban design total</b>	<b>9</b>	<b>5.0%</b>	<b>2</b>	<b>3.4%</b>	<b>4</b>	<b>1.9%</b>	<b>15</b>	<b>3.4%</b>
Utilities	Dots	% of group	Dots	% of group	Dots	% of group	Dots	% of all

Table 4-1: Dot poster survey results								
Utilities - general	7	3.9%	0	0.0%	0	0.0%	7	1.6%
Sewer and water service	47	26.1%	22	37.9%	63	30.1%	132	29.5%
Overhead utility lines	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>Utilities total</b>	<b>54</b>	<b>30.0%</b>	<b>22</b>	<b>37.9%</b>	<b>63</b>	<b>30.1%</b>	<b>139</b>	<b>31.1%</b>
<b>Land use</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of all</b>
Land use - general	8	4.4%	0	0.0%	8	3.8%	16	3.6%
Proliferation of low-end uses	5	2.8%	0	0.0%	2	1.0%	7	1.6%
Strip development	10	5.6%	0	0.0%	5	2.4%	15	3.4%
Obsolete and vacant commercial space	3	1.7%	0	0.0%	6	2.9%	9	2.0%
<b>Land use total</b>	<b>26</b>	<b>14.4%</b>	<b>0</b>	<b>0.0%</b>	<b>21</b>	<b>10.0%</b>	<b>47</b>	<b>10.5%</b>
<b>Aesthetics</b>	<b>Dots</b>	<b>% of group</b>	<b>Stickers</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of all</b>
Aesthetics - general	6	3.3%	0	0.0%	3	1.4%	9	2.0%
Signage	12	6.7%	2	3.4%	18	8.6%	32	7.2%
Landscaping	5	2.8%	2	3.4%	4	1.9%	11	2.5%
Architecture	7	3.9%	2	3.4%	4	1.9%	13	2.9%
<b>Aesthetics total</b>	<b>30</b>	<b>16.7%</b>	<b>6</b>	<b>10.3%</b>	<b>29</b>	<b>13.9%</b>	<b>65</b>	<b>14.5%</b>
<b>Transportation</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of all</b>
Transportation - general	12	6.7%	0	0.0%	3	1.4%	15	3.4%
Access management	22	12.2%	4	6.9%	18	8.6%	44	9.8%
Road congestion and capacity	17	9.4%	4	6.9%	59	28.2%	80	17.9%
Pavement condition	3	1.7%	0	0.0%	3	1.4%	6	1.3%
Overpass/underpass (something else?)	7	3.9%	20	34.5%	9	4.3%	36	8.1%
Dayton to 20 (something else?)*	0	0.0%	0	0.0%	3	1.4%	3	0.7%
528 improvements (something else)*	0	0.0%	0	0.0%	3	1.4%	3	0.7%
<b>Transportation total</b>	<b>61</b>	<b>33.9%</b>	<b>28</b>	<b>48.3%</b>	<b>92</b>	<b>44.0%</b>	<b>181</b>	<b>40.5%</b>
<b>Overall total</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of group</b>	<b>Dots</b>	<b>% of all</b>
<b>Total</b>	<b>180</b>	<b>100.0%</b>	<b>58</b>	<b>100.0%</b>	<b>209</b>	<b>100.0%</b>	<b>447</b>	<b>100.0%</b>
* - outside of study area, and not tallied in final results								

For specific issues, those dealing with traffic and utilities ranked towards the top in all groups. Even though the term “access management” is not well known outside of the planning and transportation engineering profession, it ranked high among the business and citizen groups.

Table 4-2: Dot survey results - top ten specific issues		
Board/government group	Board/business group	Audience/citizen group
1) Sewer and water service (26.1%)	1) Sewer and water service (37.9%)	1) Sewer and water service (30.1%)
2) Access management (12.2%)	2) Access management (6.9%)	2) Road congestion and capacity (28.2%)
3) Road congestion and capacity (9.4%)	3) Road congestion and capacity (6.9%)	3) Access management (8.6%)
4) Signage (6.7%)	4) Signage (3.4%)	4) Signage (8.6%)
5) Strip development (5.6%)	5) Architecture (3.4%)	5) Obsolete and vacant commercial space (2.9%)
6) Architecture (3.9%)	6) Sidewalk and pedestrian connections (3.4%)	6) Strip development (2.4%)
7) Sidewalk and pedestrian connections (2.8%)	7) Landscaping (3.4%)	7) Architecture (1.9%)
8) Proliferation of low-end uses (2.8%)	8) n/a	8) Sidewalk and pedestrian connections (1.9%)
9) Landscaping (2.8%)	9) n/a	9) Landscaping (1.9%)
10) Obsolete and vacant commercial space, tie with pavement condition (1.7%)	10) n/a	10) Pavement condition (1.4%)
“Overpass/underpass” was not included because it was added as an issue under “Something else?”. Technically, it is not a current issue, but a desired project; there are no grade-separated crossings in the corridor.		

At the following committee meeting, when the dot poster survey results were discussed, there was general agreement that the low-ranked land use and aesthetic issues are still important, and should not be ignored; the low scores should not indicate that they are not seen as problems. The major issues, though, were all relate to transportation and utilities.

### 4.3 Image preference survey

*The current built environment of the US 20 corridor is unappealing to most residents. Residents generally do not like corporate or utilitarian styling, large and unbroken parking lots, metal buildings, plain rooflines, or bright primary colors. They prefer buildings with interesting architectural features, and varied but muted and complementary colors, on a landscaped site*

***with well-defined pedestrian paths, parking areas, and short signs, in a contemporary suburban setting. Residents also like nurseries.***

An image preference survey is used to create a community-based measure of visual appeal. The results of an image preference survey help the community define and justify the preferences for future development and the built environment: architecture, signs, building setbacks, landscaping, parking areas, size and massing, and other design elements. The results of the survey can also indirectly reveal preferences for certain land uses.

An image preference survey was conducted as part of a workshop held at Madison High School in March 2005. The 99 percipients were shown 16 slides, each with four different scenes of suburban commercial development. Participants were asked to rank each scene on a scale of -5 (most negative or disliked) to +5 (most positive or liked), judging both visual appeal and the degree to which the scene looks like something they want to see along the US 20 corridor. The results, ordered from those judged most positive to most negative, are shown below.



**1 Colony Place - Charlotte, North Carolina**  
Photo 36 Mean score: +2.18



**2 Colony Place - Charlotte, North Carolina**  
Photo 49 Mean score: +1.88



**3 West Oaks Town Center - Ocoee, Florida**  
Photo 5 Mean score: +1.26



**4 Golfsmith - Westminister, Colorado**  
Photo 28 Mean score: +1.24





**5 US 20 streetscape with nursery - Madison Township**  
Photo 33 Mean score: +1.19



**6 McDonalds - Freeport, Maine**  
Photo 44 Mean score: +1.18



**7 Pulse Fitness - Fort Collins, Colorado**  
Photo 62 Mean score: +1.17



**8 Pulse Fitness - Fort Collins Colorado**  
Photo 48 Mean score: +1.14



**9 Lowe's - Dublin, Ohio**  
Photo 6 Mean score: +1.10



**10 Home Depot - Lake Geneva, Wisconsin**  
Photo 30 Mean score: +1.08



**11 KFC - Jasper, Alberta**  
Photo 14 Mean score: +1.06



**12 Londonderry Square - Londonderry, New Hampshire**  
Photo 54 Mean score: +0.93



**13 Windham Commons - Salem, New Hampshire**  
Photo 41 Mean score: +0.78



**14 Amoco gas station - West Palm Island, Florida**  
Photo 12 Mean score: +0.76



**15 Gresham Place - Gresham, Oregon**  
Photo 20 Mean score: +0.68



**16 Men's Wearhouse - Olathe, Kansas**  
Photo 32 Mean score: +0.63





**17 McDonalds - Londonderry, New Hampshire**  
Photo 46 Mean score: +0.62



**18 Home Depot parking lot - Fort Collins, Colorado**  
Photo 39 Mean score: +0.61



**19 Strip plaza - Williamsville, New York**  
Photo 29 Mean score: +0.50



**20 Prairie Village Shops - Prairie Village, Kansas**  
Photo 47 Mean score: +0.34



**21 Gresham Place - Gresham, Oregon**  
Photo 40 Mean score: +0.28



**22 US 20 streetscape with nursery - Madison Township**  
Photo 38 Mean score: +0.27





23 Fazoli's - Olathe, Kansas  
Photo 7 Mean score: +0.07



24 Commerce Bank - Olathe, Kansas  
Photo 22 Mean score: +0.03



25 Wal-Mart - Charlotte, North Carolina  
Photo 34 Mean score: -0.01



26 Flying J truck stop restaurant portion - Ashtabula, Ohio  
Photo 12 Mean score: -0.04



27 Strip plaza (Mentor Avenue/US 20) - Mentor, Ohio  
Photo 23 Mean score: -0.07



28 Wal-Mart - Conway, New Hampshire  
Photo 50 Mean score: -0.14





**29 Downtown streetscape - Chagrin Falls , Ohio**  
Photo 35 Mean score: -0.23



**30 Staples - North Conway, New Hampshire**  
Photo 52 Mean score: -0.26



**31 Main Street streetscape - Williamsville, New York**  
Photo 18 Mean score: -0.29



**32 Strip plaza (Mentor Avenue/US 20) - Mentor, Ohio**  
Photo 23 Mean score: -0.38



**33 Olde Providence Common - Merideth, New Hampshire**  
Photo 59 Mean score: -0.39



**34 Southlake Shops - Southlake, Texas**  
Photo 25 Mean score: -0.43





35 Mentor Avenue/US 20 streetscape - Mentor, Ohio  
Photo 13 Mean score: -0.65



36 Downtown streetscape - Chagrin Falls, Ohio  
Photo 57 Mean score: -0.68



37 Village Pump gas station - Fort Collins, Colorado  
Photo 2 Mean score: -0.74



38 Main Street streetscape - Williamsville, New York  
Photo 3 Mean score: -0.77



39 Metal buildings (US 20) - Madison Township  
Photo 10 Mean score: -0.80



40 Tom's BBQ - Toledo, Ohio  
Photo 45 Mean score: -0.82





**41 Main Street streetscape - Lewiston, New York**  
Photo 9 Mean score: -0.86



**41 Pizza Hut (US 20) - Madison Township**  
Photo 27 Mean score: -1.02



**43 Total gas station - Fort Collins, Colorado**  
Photo 42 Mean score: -1.07



**44 Wal★Mart Supercenter - Anywhere USA**  
Photo 63 Mean score: -1.20



**45 Christian Brothers Automotive - Olathe, Kansas**  
Photo 16 Mean score: -1.41



**46 Appliance Direct - Winter Garden, Florida**  
Photo 31 Mean score: -1.47





47 Loading dock - Westminster, Colorado  
Photo 58 Mean score: -1.48



48 Fast food restaurants - Winter Garden, Florida  
Photo 8 Mean score: -1.49



49 US 20 streetscape - Madison Township  
Photo 43 Mean score: -1.61



50 Interstate 40 frontage road streetscape -  
Amarillo, Texas  
Photo 64 Mean score: -1.78



51 Dodge's Gas and Chicken - Winter Garden, Florida  
Photo 26 Mean score: -1.86



52 Wal★Mart - Anchorage, Alaska  
Photo 17 Mean score: -1.89



53 Convenient Food Mart - Painesville, Ohio  
Photo 56 Mean score: -1.90



54 Party center (US 20) - Madison Township  
Photo 19 Mean score: -1.91



55 BP gas station (US 20) - Madison Township  
Photo 60 Mean score: -1.95



56 Mentor Avenue/US 20 streetscape - Painesville Township, Ohio  
Photo 61 Mean score: -1.95



57 Independence RV - Winter Garden, Florida  
Photo 24 Mean score: -2.05



58 NAPA Auto Parts (US 20) - Madison Township  
Photo 55 Mean score: -2.08





59 Used car lot - Winter Garden, Florida  
Photo 15 Mean score: -2.30



60 Jower's Batteries - Winter Garden, Florida  
Photo 4 Mean score: -2.32



61 Marc's (US 20) - Madison Township  
Photo 1 Mean score: -2.49



62 US 20 streetscape with informal auto sales - Madison Township  
Photo 21 Mean score: -2.53



63 White Sands Boulevard streetscape - Alamogordo, New Mexico  
Photo 11 Mean score: -2.61



64 US 20 streetscape with auto sales - Madison Township  
Photo 51 Mean score: -2.64

Traits commonly found in higher-scoring scenes include the following:

- **Building materials:** varied materials and textures, large amount of masonry coverage.
- **Roofs:** varied rooflines, varied parapet wall height, dormers, no visible mechanical equipment.
- **Facades and walls:** varied wall depths, regular projections and recesses breaking up long walls, high amount of transparency (coverage of a surface by windows and doors), four-sided design (architectural details on a building façade included on other walls.).
- **Colors:** neutral, muted and dark natural colors, contrast provided by a complementary shade.
- **Signage:** short monument signs, clear and simple wall signs, individual channel letters.
- **Landscaping:** clearly defined landscaped areas, simple plant arrangements, well-maintained turf.
- **Parking areas:** well-maintained surface, clearly defined spaces, use of different materials, landscaping islands.

Traits common in lower-scoring scenes include:

- **Building materials:** single material, prefabricated metal structures.
- **Roofs:** basic hipped roofline, flat or shallow pitch roof, parapet height uniform or with little variation.
- **Facades and walls:** long straight walls and lines, no variation in depth, low amount of transparency (coverage of a surface by windows and doors).
- **Colors:** bright and/or garish primary colors, contrast nonexistent or else provided by a clashing color.
- **Signage:** tall pole signs, flat wood or internally lit box wall signs, signs filled with many words.
- **Landscaping:** non-existent or informal in “leftover areas.”
- **Parking areas:** undefined “park wherever” or poorly-defined parking areas, continuous curb cuts from the street, no dedicated landscaping.

Other interesting findings include:

- **Control image scoring:** The two occurrences of a control image (Pulse Fitness in Fort Collins) scored about the same.
- **Village versus suburban development:** Scenes of contemporary suburban retail development generally rate higher than traditional village streetscapes. However, village-like development in a suburban context, with off-street parking, rated highly.
- **Sidewalks:** In scenes showing a road, those with sidewalks separated from the street with a wide tree lawn typically score higher than those that show no sidewalks along the road, or sidewalks with no tree lawn that touch the curb.
- **Chain stores and restaurants:** National chains located in uniquely designed buildings rate much higher than those with standard corporate or “trade dress” architecture.
- **Nurseries:** A scene of greenhouse tents at a nursery on an empty US 20 is rated as the fifth most favorable image. A similar scene, the only differenced being traffic on US 20 and a battered continuous curb cut, is ranked as the 22<sup>nd</sup> most favorable image.
- **Mentor:** Scenes along US 20 in Mentor are ranked in the top half of all images.
- **Vehicle-related uses:** Regardless of the presence of traits found in higher-ranked images, vehicle-related uses (gas stations, repair garages, auto parts stores) usually scored low. The exception is an Amoco station in Florida, which is ranked the 14<sup>th</sup> most favorable image. Gas stations with canopies in bright primary colors all rank lower than those with subtle neutral or dark colors.
- **Overhead utilities:** Only three of the 32 top rated images show overhead utility lines. Sixteen of the 32 bottom rated images show overhead utility lines.
- **US 20 development versus a suburban Denver loading dock:** A loading dock behind the City Center Marketplace shopping center in Westminster, Colorado rated much higher (47<sup>th</sup>, mean score -1.48) than seven scenes of typical commercial development along US 20.



#### 4.4 Township newsletter/mail survey

*In multiple choice questions, residents and businesspeople agree that the most important issues are related to transportation and infrastructure. However, in the essay question, there was a far greater emphasis on aesthetics, land use and community character. Residents and businesspeople hold similar views on transportation and utility-related issues, but their opinions differ greatly on many other issues, especially nursery and agricultural preservation, land use, and desired businesses.*

##### Question 1: Where do you live?

About three-quarters of all survey respondents (76.4%) live in Madison Township. About one-sixth (16.6%) live in Madison Village. Those living elsewhere in Lake County make up 4% of all respondents. About 1.5% of survey responses are from Ashtabula County residents, and 1% from Geauga County residents.

Residence	Number	%	Residence	Number	%
Madison Township	594	76.4%	Harpersfield Township (Ashtabula)	5	0.6%
Madison Village	129	16.6%	Thompson Township (Gauga)	6	0.7%
Perry Township (Lake)	11	1.4%	Lake County - elsewhere	8	1.0%
Perry Village (Lake)	3	0.3%	Ashtabula County - elsewhere	5	0.6%
North Perry Village (Lake)	4	0.5%	Gauga County - elsewhere	2	0.2%
Leroy Township (Lake)	6	0.7%	Somewhere else	2	0.2%
Geneva Township (Ashtabula)	2	0.2%	<b>Total</b>	<b>777</b>	

##### Question 2: Do you own or manage a property along US 20 in Madison Township?

The survey asks if the respondent owns property along US 20, and if so whether it is residential, commercial, agricultural or vacant. 671 respondents, or about 86%, do not own or manage property along the US 20 corridor.

39 respondents (5%) own or manage residential property along US 20. All but one lives in Madison Township. 55 respondents (7%) own or manage commercial property along US 20, of which 44% live outside of Madison Township. Five respondents (0.6%), all living in the township, own or manage agricultural property along US 20.

Ownership	All received surveys		Township residents		Non-township residents	
	Number	%	Number	% of category	Number	% of category
Do not own or manage property	671	86.3%	515	76.8%	156	23.2%
Own/manage commercial property	55	7.0%	31	56.4%	24	43.6%
Own/manage residential property	39	5.0%	38	97.4%	1	2.6%
No answer	6	0.7%	4	66.6%	2	33.4%
Own or manage agricultural property	5	0.6%	5	100.0%	0	0.0%
Own or manage vacant property	1	0.1%	1	100.0%	0	0.0%
<b>Total owning or managing property</b>	<b>100</b>	<b>12.8%</b>	<b>75</b>	<b>75.0%</b>	<b>25</b>	<b>25.0%</b>

##### Question 3: Do you own or manage a business along US 20 in Madison Township?

The survey asks if the respondent owned or managed a business, and if so what type of business it is; retail, nursery/agriculture, vehicle-related, construction and contracting, professional, or another type of service. 73 respondents, or about 9%, indicate that they owned or managed a business along US 20. Those living outside of the township accounted for 42.5% of business owners or managers. Only 7% of

the respondents who are Madison Township residents indicate they owned or managed a business, compared to about 31% of non-township residents.

All respondents that indicated owning or managing a nursery live in the township. Those owning or managing professional and vehicle-related businesses are less likely to live in the township. Those owning or managing a retail or construction-related business are more likely to live in the township.

<b>Table 4-3: US 20 survey - own or manage a business along US 20</b>						
Ownership	All received surveys		Township residents		Non-township residents	
	Number	%	Number	% of category	Number	% of category
Do not own or manage business	693	89.2%	543	78.4%	150	21.6%
Own or manage business - retail	23	3.0%	15	65.2%	8	34.8%
Own or manage business - other service	22	2.8%	11	50.0%	11	50.0%
Own or manage business - professional	12	1.5%	5	41.7%	7	58.3%
No answer	11	1.4%	9	81.8%	2	18.2%
Own or manage business - nursery/agriculture	7	0.9%	7	100.0%	0	0.0%
Own or manage business - vehicle-related	6	0.7%	2	33.4%	4	66.6%
Own or manage business - construction	3	0.3%	2	66.6%	1	33.4%
<b>Total owning or managing a business</b>	<b>73</b>	<b>9.4%</b>	<b>42</b>	<b>57.5%</b>	<b>31</b>	<b>42.5%</b>

**Question 4: The following are issues that the project may address. Which do you think are the most important?**

The survey asks respondents to score 24 issues that the plan may address, from 1 (not important) to 5 (most important). No issues received a total median score under 2.8; and all are judged important to some extent.

Transportation and infrastructure-related issues – traffic, access management, road pavement condition, and sewer and water service – received the highest scores. The standard deviation for transportation and infrastructure-related issues is lower than for other issues, meaning a greater number of responses are close to the median score, and that there is more agreement among respondents.



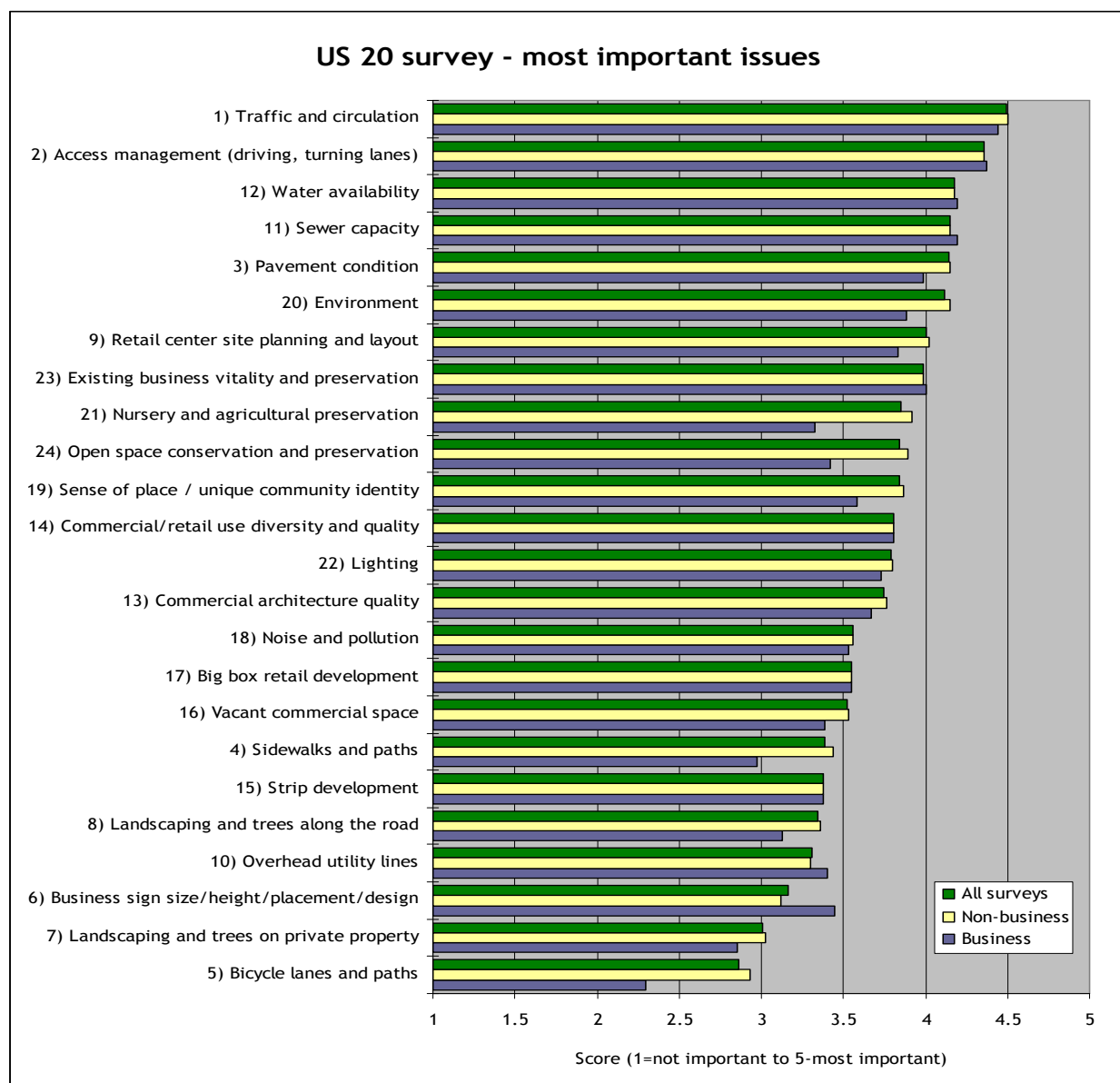
**Table 4-4: US 20 survey - most important issues**

Issue	Score (1=not important to 5-most important)					
	All received surveys		Residential / non-business owners/managers		Business owners/managers	
	Median score	Standard deviation	Median score	Standard deviation	Median score	Standard deviation
Traffic and circulation [1]	4.49	0.82	4.50	0.80	4.44	0.99
Access management (driving, turning lanes) [2]	4.36	0.85	4.36	0.84	4.37	0.95
Water availability [12]	4.18	1.01	4.18	1.00	4.19	1.08
Sewer capacity [11]	4.15	1.03	4.15	1.02	4.19	1.10
Pavement condition [3]	4.14	0.90	4.15	0.89	3.99	0.97
Environment [20]	4.12	1.02	4.15	1.01	3.88	1.08
Retail center site planning and layout [9]	4.00	1.08	4.02	1.07	3.83	1.16
Existing business vitality and preservation [23]	3.99	1.06	3.99	1.04	4.00	1.23
Nursery and agricultural preservation [21]	3.85	1.24	3.92	1.20	3.33	1.45
Sense of place / unique community identity [19]	3.84	1.18	3.87	1.16	3.58	1.36
Open space conservation and preservation [24]	3.84	1.23	3.89	1.20	3.42	1.32
Commercial/retail use diversity and quality [14]	3.81	1.10	3.81	1.10	3.81	1.14
Lighting [22]	3.79	1.03	3.80	1.03	3.73	1.08
Commercial architecture quality [13]	3.75	1.10	3.76	1.10	3.67	1.08
Noise and pollution [18]	3.56	1.22	3.56	1.22	3.53	1.22
Big box retail development [17]	3.55	1.39	3.55	1.39	3.55	1.41
Vacant commercial space [16]	3.52	1.26	3.53	1.25	3.39	1.38
Sidewalks and paths [4]	3.39	1.24	3.44	1.23	2.97	1.31
Strip development [15]	3.38	1.29	3.38	1.30	3.38	1.27
Landscaping and trees along the road [8]	3.34	1.22	3.36	1.22	3.13	1.20
Overhead utility lines [10]	3.31	1.22	3.30	1.22	3.40	1.26
Business sign size/height/placement/design [6]	3.16	1.21	3.12	1.20	3.45	1.21
Landscaping and trees on private property [7]	3.01	1.31	3.03	1.31	2.85	1.31
Bicycle lanes and paths [5]	2.86	1.36	2.93	1.35	2.30	1.34
The number after the issue type is the order that it appeared on the survey.						

Ironically, issues related to non-motor vehicle related transportation – sidewalks and bicycle accommodations – rank far lower in importance, but are still not seen as unimportant.

The largest standard deviation from residents is for big box retail development, followed by bicycle accommodations, landscaping and strip commercial development. Among businesspeople, the largest standard deviation is for nursery and agricultural preservation, followed by big box retail and vacant commercial space. A high standard deviation means there is more spread among the scores, and thus less agreement about the importance of the issue among respondents.

Both businesspeople and residents agree on the importance of transportation and infrastructure-related issues. Businesspeople scored fifteen issues as less important than did residents, with the largest differences in nursery and agricultural preservation (-0.59 points), open space conservation and preservation (-0.47 points), sense of place and unique community identity (-0.29 points), environmental concerns (-0.27 points), sidewalks and pedestrian accommodations (-0.47 points), and bicycle accommodations (-0.63 points).



#### Question 5: What types of uses do you want to see along US 20?

Question 5 asks respondents to score the desirability of 27 different types of land uses and businesses, from -2 (strongly oppose) to +2 (strongly support).

The most desired uses and business types are those that are in short supply along the corridor; sit down restaurants, entertainment, medium and small scale retail, grocery stores, and professional offices. The desire for mid-end sit-down restaurants and retail uses is a frequent topic at corridor planning meetings. Multi-family housing, vehicle-related uses such as car repair and sales, semi-industrial uses such as contractor yards and equipment rental, and low-end uses including mobile home sales, mobile home parks and fast food restaurants scored as undesirable uses.

The largest standard deviation, from both business owners and managers and others, is for big box retail development.



Table 4-5: US 20 survey - desired uses						
Business type or land use	Score (-2 strongly oppose to +2 strongly support)					
	All received surveys		Residential / non-business owners/managers		Business owners/managers	
	Median score	Standard deviation	Median score	Standard deviation	Median score	Standard deviation
Sit-down restaurants [7]	1.20	1.11	1.23	1.07	1.00	1.39
Nurseries [27]	0.70	1.27	0.77	1.23	0.08	1.42
Entertainment (movie theaters, etc.) [10]	0.78	1.28	0.76	1.28	1.00	1.21
Medium-scale retail and commercial [3]	0.73	1.23	0.72	1.24	0.84	1.21
Small-scale retail and commercial [4]	0.73	1.10	0.70	1.10	0.99	1.03
Grocery stores [5]	0.70	1.22	0.69	1.22	0.73	1.26
Professional and medical offices [12]	0.66	1.08	0.64	1.07	0.84	1.17
Banks [13]	0.43	1.10	0.41	1.10	0.61	1.09
Large big box stores [1]	0.39	1.60	0.39	1.59	0.33	1.70
Medium big box stores [2]	0.41	1.43	0.38	1.43	0.60	1.39
Information technology [14]	0.36	1.01	0.33	0.99	0.59	1.10
Light industry [15]	0.29	1.28	0.25	1.27	0.60	1.28
Single family houses [23]	0.17	1.34	0.18	1.34	0.05	1.39
Gas stations [16]	0.17	1.15	0.13	1.16	0.47	1.02
Personal services [9]	0.13	1.07	0.09	1.08	0.43	0.99
Convenience stores [6]	0.00	1.22	-0.03	1.22	0.28	1.20
Hotels and motels [11]	0.01	1.35	-0.05	1.34	0.54	1.37
Auto parts stores [21]	-0.09	1.11	-0.11	1.11	0.11	1.08
Fast food restaurants [8]	-0.10	1.26	-0.12	1.25	0.04	1.35
Vehicle and engine repair and service [18]	-0.19	1.17	-0.22	1.16	0.06	1.22
Townhouses [24]	-0.28	1.29	-0.29	1.28	-0.17	1.31
Auto, truck and RV sales [19]	-0.52	1.17	-0.56	1.15	-0.16	1.27
Heavy equipment sales and rental [17]	-0.64	1.15	-0.69	1.14	-0.21	1.21
Contractor yards [22]	-0.68	1.11	-0.71	1.09	-0.38	1.23
Apartment complexes [25]	-0.71	1.21	-0.73	1.20	-0.49	1.33
Mobile home sales [20]	-0.85	1.10	-0.88	1.08	-0.60	1.23
Mobile home parks [26]	-1.19	1.11	-1.21	1.09	-1.00	1.24
The number after the use or business type is the order that it appeared on the survey.						

Business owners and managers scored the desirability of various uses quite differently than other respondents. Nowhere is this more evident than the desirability of nurseries. Nurseries scored as the second most desirable use (0.77) by residential respondents. In the image preference survey, scenes of nurseries scored among the most favorable images. Business owners and managers are far less attached to nurseries than residents; they scored as the 11<sup>th</sup> least desirable use (0.08), between auto parts stores and vehicle and engine repair.

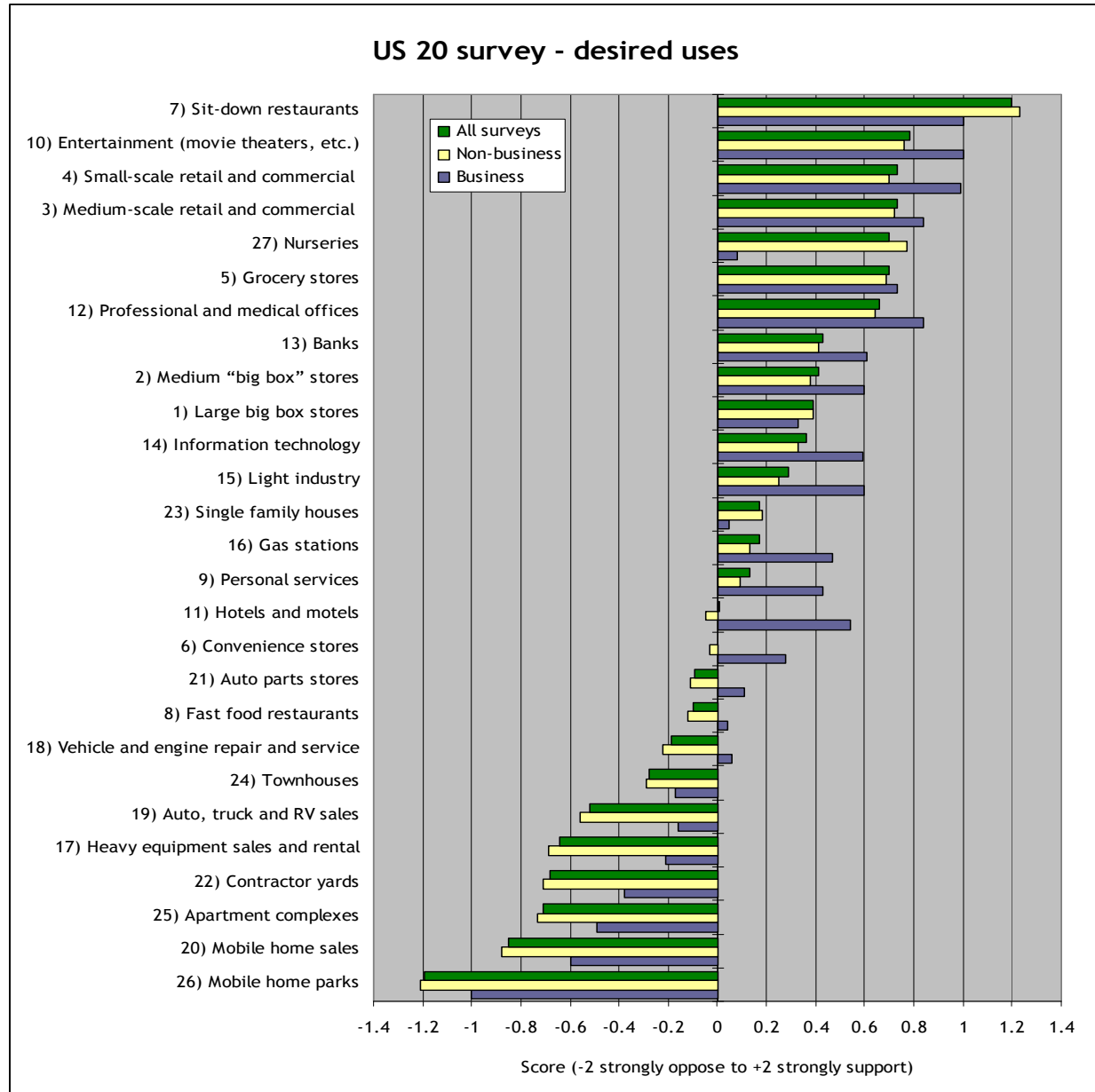
Business owners and managers scored low-end uses much higher than residential respondents. Vehicle and engine repair, fast food restaurants, auto parts stores and convenience stores received positive scores by businesspeople, but negative scores by residential respondents. Opposition to auto sales, heavy equipment sales and rental, contractor yards and mobile home sales is much stronger among residential respondents than business owners and managers. Business owners and managers are far more supportive of personal services, gas stations and light industry than residential respondents.

Hotels and motels were scored highly by businesspeople (11<sup>th</sup> most desirable, 0.54), but low by others (17<sup>th</sup> most desirable, -0.05). There are no nationally branded hotels or motels along the US 20 corridor. Some 1950-era motels have been converted to efficiency apartments or offices, while a few others are still in business.

## Question 6: What development pattern would you like to see along US 20?

Question 6 asks respondents to score the desirability of three development patterns – a random mixture like that of US 20 today, a continuous retail and commercial strip, and clustering of retail and commercial uses near intersections – from -2 (strongly oppose) to +2 (strongly support).

The most desired pattern is commercial clusters at major street intersections, with residential and



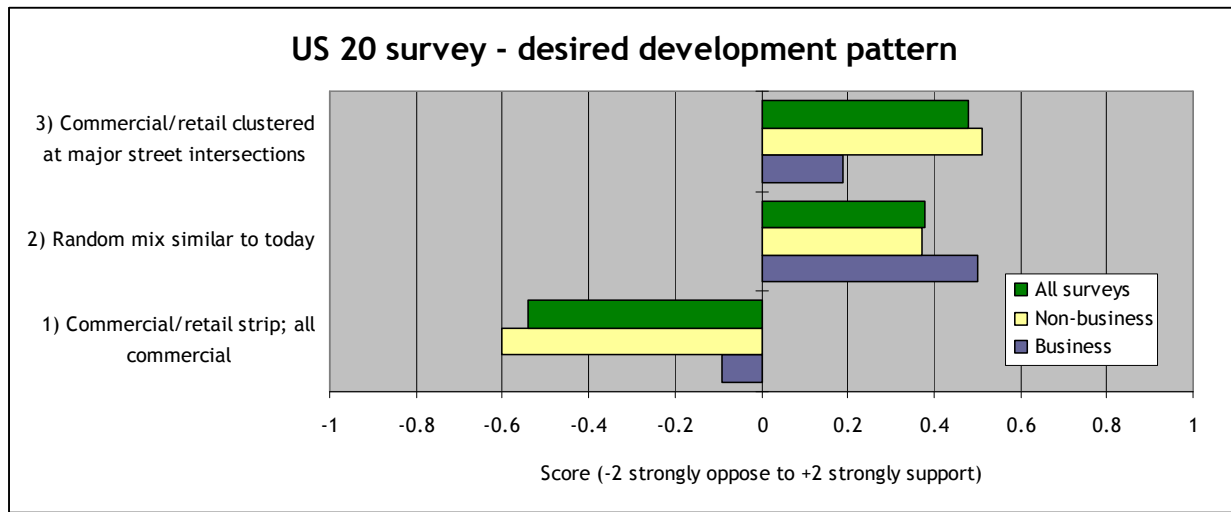
agricultural uses between them. A random mix of retail, commercial, vehicle-related, residential, agricultural and industrial uses scored second. Respondents were generally opposed to strip development, with retail uses stretching from Townline Road to County Line Road.



**Table 4-6: US 20 survey - desired development pattern**

Development pattern	Score (-2 strongly oppose to +2 strongly support)					
	All received surveys		Residential / non-business owners/managers		Business owners/managers	
	Median score	Standard deviation	Median score	Standard deviation	Median score	Standard deviation
Commercial/retail clustered at major street intersections, residential and nursery/agriculture between clusters [3]	<b>0.48</b>	1.42	<b>0.51</b>	1.43	<b>0.19</b>	1.37
Random mix of retail, commercial, vehicle-related uses, residential, agricultural, and light industrial (similar to today) [2]	<b>0.38</b>	1.28	<b>0.37</b>	1.27	<b>0.50</b>	1.37
Commercial/retail strip; all commercial uses from one end of the township to the other [1]	<b>-0.54</b>	1.53	<b>-0.60</b>	1.51	<b>-0.09</b>	1.65
The number after the development pattern is the order that it appeared on the survey.						

Business owners and managers have a much different opinion about a desired development pattern than residential respondents. Business owners overwhelmingly prefer the current random development pattern of the corridor to development clustered at intersections, and offer less opposition to strip development than residential respondents.



#### Question 7: If commercial development takes place along US 20, what form do you prefer?

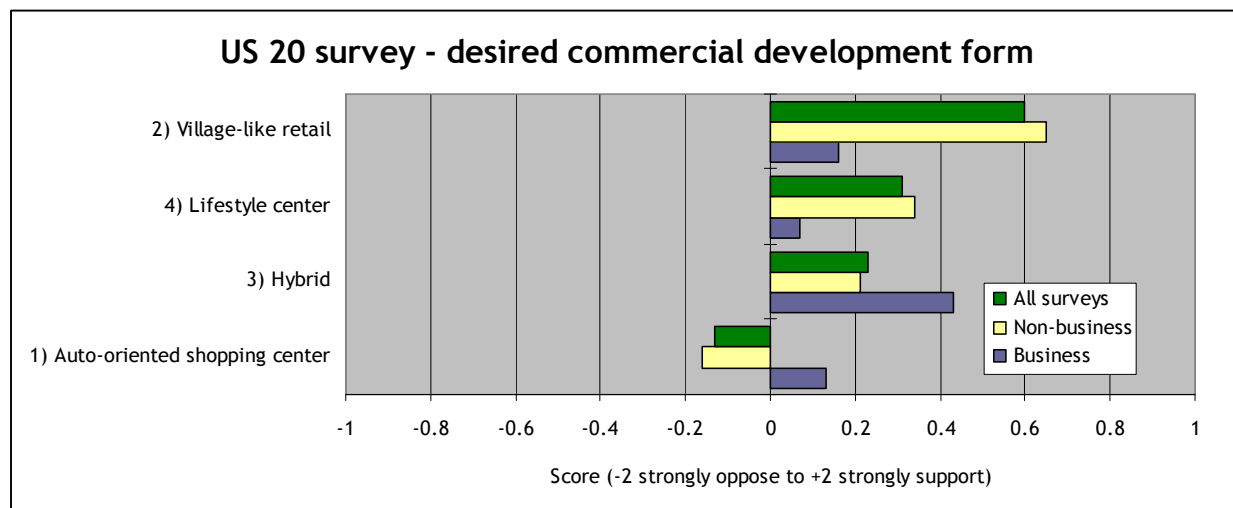
Question 7 asks respondents to score the desirability of four different forms of commercial development – how buildings, parking areas and landscaping are arranged on a site – from -2 (strongly oppose) to +2 (strongly support).

Village-like retail development, with a pedestrian-oriented environment, buildings and sidewalk in the front, and parking aside or behind a building, received the most support, followed by a “lifestyle center” configuration where buildings front on an internal “main street” and parking surrounds the development. Hybrid development, with some parking in front of the building, and some in the back, also received support.

There is mild opposition to auto-oriented shopping centers, where a large parking lot fronts the street, and buildings are pushed to the back of the site. Almost all retail and commercial development along the US 20 corridor today takes the form of auto-oriented centers, where parking is the dominant feature of the site.

Table 4-7: US 20 survey - desired commercial development form						
Commercial development form	Score (-2 strongly oppose to +2 strongly support)					
	All received surveys		Residential / non-business owners/managers		Business owners/managers	
	Median score	Standard deviation	Median score	Standard deviation	Median score	Standard deviation
<b>Village-like retail</b> - pedestrian-oriented, buildings and sidewalk in the front, parking in the back or on the side (Madison Village, Chagrin Falls, downtown Willoughby) [2]	<b>0.60</b>	1.34	<b>0.65</b>	1.32	<b>0.16</b>	1.41
<b>Lifestyle center</b> - buildings centered on an internal “main street” (not US 20), with parking nearby (Legacy Village) [4]	<b>0.31</b>	1.42	<b>0.34</b>	1.42	<b>0.07</b>	1.42
<b>Hybrid</b> - some parking in the front, some on the sides, but not just a large parking lot in front (central Mentor) [3]	<b>0.23</b>	1.31	<b>0.21</b>	1.31	<b>0.43</b>	1.28
<b>Auto-oriented shopping center</b> - large parking lot in the front, row of buildings in the back (typical plaza or big box store) [1]	<b>-0.13</b>	1.54	<b>-0.16</b>	1.55	<b>0.13</b>	1.46
The number after the development form is the order that it appeared on the survey.						

As with question 6, business owners and managers have a much different view about desired development form than residential respondents. Business owners and managers are much less supportive of village-like retail and lifestyle center-type development than residential respondents. Business owners and managers as a group consider auto-oriented shopping centers – unfavorably seen among residential respondents -- as preferable to lifestyle center-type development.



#### Question 8: Anything else you would like to add?

The last question just asked “Anything else you would like to add?” This is a “written essay” question that allowed respondents to offer additional comments and ideas that would not be possible with the previous multiple-choice questions. About 70 common themes are reflected in the written comments. (Actual comments are included in the appendix.)

While transportation is judged a high priority in the dot survey and multiple choice questions of the mail survey, there is less weight given to transportation-related issues in question 8. Dominant themes are general traffic issues along US 20 and the need for better access management. Many responses are very specific about access management issues; the lack of access between properties, the number of driveways, and a need for rearage roads.



Table 4-8: US 20 survey comment themes - transportation	
Theme	Occurrences
<b>Access management - support:</b> currently bad, limit or remove driveways, adopt regulations	36
<b>Bicycles - oppose:</b> do not add bicycle paths and lanes, limit bicycle friendliness, bikes unsafe	2
<b>Bicycles - support:</b> provide bicycle paths and lanes, improve bike friendliness	7
<b>Lighting:</b> add or improve lighting on US 20 and/or other roads	5
<b>OH 2-Lakeland Freeway:</b> extend through town	6
<b>Pedestrians - support:</b> improve or add sidewalks and paths, improve pedestrian connectivity in shopping centers	12
<b>Public transit:</b> add routes, improve service frequency	1
<b>Speed limits:</b> decrease	4
<b>Speed limits:</b> increase	1
<b>Traffic - general:</b> traffic bad, widen US 20, concern about increasing traffic	41
<b>Traffic lights:</b> general issues; improve synchronization; add, remove or relocate signals	15
<b>Truck traffic:</b> reduce heavy truck traffic on US 20	3
<b>Turning lane:</b> center turning lane needed, dedicated side turning lanes needed	15

As with transportation, there is far less weight given to utility-related issues in question 8 than in the dot survey or multiple choice questions of the mail survey. Those that responded generally support improved sewer service, and want to see utility line undergrounding.

Table 4-8: US 20 survey comment themes - utilities	
Theme	Occurrences
<b>Sewer - support:</b> add or improve sewer lines in the US 20 area	8
<b>Sewer - oppose:</b> don't add sewer lines in the US 20 area	2
<b>Utility lines:</b> utility lines ugly, bury/underground overhead utility lines	4

The most common themes in responses addressing aesthetic issues are that the corridor is now unattractive, and that architectural design regulations and improved landscaping are needed. Poor property and building maintenance along the corridor is also a common theme.

Table 4-10: US 20 survey comment themes - built environment and aesthetics	
Theme	Occurrences
<b>Architectural design - support:</b> need regulations, want architectural consistency/quality, no more ugly buildings	29
<b>Architectural design - oppose:</b> don't be picky, who cares as long as it adds to the tax base	2
<b>Landscaping - support:</b> not enough landscaping, need more landscaping/buffers, need landscaping regulations	26
<b>Landscaping - oppose:</b> trees get in the way, don't worry about it	1
<b>Property maintenance:</b> poor property maintenance, need better enforcement, clean up trash/vehicles	20
<b>Corridor appearance ugly/unattractive:</b> corridor ugly, tacky, looks like Vine Street	20

The bulk of responses to question 7 discuss businesses, mainly retail; wanted stores, support or opposition to big box retail, and other desired outlets to spend a hard-earned paycheck. Comments supportive of big box retail stores (Wal-Mart, Target, Home Depot, Lowe's, etc.) outnumber those opposing it by about two to one. Those expressing support for more retail in general outnumber those that oppose it by seven to one. Respondents express a desire for entertainment options and quality sit-down restaurants, and their displeasure at the large number of low-end businesses such as used car lots, fast food restaurants and food delivery. A desire for a crafts supply store such as Michael's or JoAnn Fabrics is a frequent theme.

Table 4-11: US 20 survey comment themes - business and commerce	
Theme	Occurrences
<b>Arts and crafts store - support:</b> want crafts/notions store, named desired chain	9
<b>Banks - oppose:</b> too many banks, don't want more banks	2
<b>Banks - support:</b> named desired bank	1
<b>Bars and taverns - oppose:</b> too many bars, biker bar atmosphere	4
<b>Big box retail - oppose:</b> don't want Wal-Mart or other big box retailers, don't support business practices	29

Table 4-11: US 20 survey comment themes - business and commerce	
Big box retail - support: want or support big box retail, want specific big box retailers	53
Casino - support: want casino gambling in Madison	2
Entertainment - support: want movie theater, need teen center	35
Jobs and employment: low wage: need jobs for children, senior citizens, want retail jobs	3
Jobs and employment: mid-to-high wage: need industry, need jobs that pay a livable wage, tired of commuting	20
Lifestyle center - support: want or prefer Legacy Village-like, Crocker Park-like development	23
Local owned retail - oppose: local stores charge too much, hope they shut down	1
Local owned retail - support: want local owned retail, support or protect small locally owned stores	11
Lodging - oppose: don't want hotels or motels	2
Lodging - support: need hotel, motel, bed and breakfast inn	3
Low end commercial - oppose: too many dollar stores, payday loans; don't want dollar stores or similar businesses	6
Restaurants: fast food - oppose: too many fast food restaurants, too many pizza/carryout places, don't want more	10
Restaurants: fast food - support: named desired fast food chains	2
Restaurants: sit down - oppose: don't want more restaurants of any kind	1
Restaurants: sit down - support: want sit down restaurants/buffets, "need a nice place to eat," named restaurants	34
Retail in general - oppose: existing retail adequate, don't want more stores	10
Retail in general - support: want more retail, named stores, "tired of driving to Mentor to shop"	70
Vehicle dealers - oppose: too many used car lots, get rid of car lots, car lots tacky/ugly, "why so many?"	20
Vehicle repair - oppose: too many auto repair shops	1
Vehicle repair - support: need more quality auto repair options	1

Some respondents express concern that increased retail development will not bring high-paying jobs to Madison Township, where they are in short supply. Some express the need for balanced development, including light manufacturing – though not necessarily on US 20.

“We don’t want to become another Mentor” is a very common theme. A desire to preserve agricultural uses and rural or small town character is also mentioned often. Some emphasize the need for better planning and zoning enforcement, and stricter zoning overall. Many are concerned about vacant retail space, often mentioning the departure of Tops and the empty building it once occupied.

Despite the desire by many to maintain a semi-rural character, a general pro-growth sentiment outnumbers no-growth and slow growth viewpoints by about two to one.

Table 4-12: US 20 survey comment themes - general land use and development	
Theme	Occurrences
Agriculture/open space/nursery preservation - oppose: too many nurseries, build on farm/nursery land	7
Agriculture/open space/nursery preservation - support: keep nurseries, acquire open space	32
Community character - don't let Madison/US 20 become like Mentor/Mentor Avenue	43
Community character - preserve rural character: preserve rural, exurban or small town character or environment	38
Growth in general - oppose: no sprawl, grow only slowly, don't want externalities of growth	10
Growth in general - support: growth is inevitable, let Madison grow, need growth for tax base, no longer the 1940s	22
Historic preservation - support	1
Housing - oppose: don't want school crowding, don't want apartments/townhouses, don't want low/mod income	9
Housing - support: need place for children/seniors to live, need more diverse housing options	4
Industry - oppose: US 20 inappropriate for industry, move industry off of US 20	3
Joint economic development district (JEDD) - oppose	1
Joint economic development district (JEDD) - support	2
Mobile homes - oppose: no more mobile homes, get rid of mobile home parks	3
Planning and zoning - oppose: landowners should do anything they want, let marketplace decide, "get off my land"	6
Planning and zoning - support: need better zoning enforcement, support planning, support plan implementation	22
Stormwater control / drainage: need better/improved stormwater management, consider drainage in development	2
Strip development - don't let US 20 turn into Vine Street	6
Strip development in general - oppose: concentrate development in one area, don't scatter development	9
Vacant buildings/dilapidated: tear down dilapidated and abandoned buildings	10
Vacant buildings/retail: don't allow building until vacancies are filled, too many vacancies, references to Tops	30

Tree preservation, wildlife protection and noise pollution are concerns of several respondents. While the natural environment is ranked among the top issues to address in the plan by respondents, it was not a common theme in question 8.



Table 4-13: US 20 survey comment themes - natural environment	
Theme	Occurrences
<b>Tree preservation - support:</b> preserve existing trees, stop clearcutting with development	4
<b>Environmental concerns in general - support:</b> protect wildlife, protect natural environment	4
<b>Noise pollution control - oppose:</b> control noise from traffic, businesses, nuisances	3

Many comments deal with issues that do not relate to the US 20 corridor, such as taxes in general, politics, residential trash collection, and so on. Although such comments are insightful and appreciated, they are not related to this plan, and such themes have not been tallied.



# B Appendix

## B.1 Written survey: Question 8 responses

**Question 8: Anything else you would like to add?** This is a “written essay” question. Some of the following responses have been edited due to database limitations, but they should capture the gist of the original response. Most comments that not related to the built and natural environment in the US 20 area, such as general concerns about taxes, Madison Village affairs, politics and criticism of named individuals have been edited out. Comments critical of the planning process or land use regulation in general have *not* been edited. Not all respondents had additional comments.

*See the vacant buildings with new businesses. Example: Tops Grocery; Longo’s*

*Keep US 20 from turning into Mentor Ave; keep design in mind; Wal-Mart welcome but no more big boxes; add trees and flowers around businesses; reopen the drive-in; there is an eyesore at drive-in now.*

*Need Kentucky Fried Chicken; need Wal-Mart or Target, family restaurants; have a village law that everyone has to keep their property up at a reasonable level or village will do so and apply it to their taxes*

*Survey how many square feet of commercial locations empty; a lot than can be filled without building more.*

*Number of accesses to business is too many.*

*Use access roadways to all businesses. Eliminate accident-prone driveways for each business (McDonalds, Rite Aid, Carter Lumber, etc; keep green space between US 20 and buildings. Use landscaping to match Sunleaf Nurseries. Have 2 to 4 entrance/exits for access roads to shopping centers.*

*Like rural atmosphere. US 20 development ugly.*

*Strongly support the building of Wal-Mart; have to travel either to Mentor or Ashtabula to shop at a Wal-Mart. Do not want Madison to be developed into another Mentor.*

*Thanks for keeping the public informed; I gave up in Mentor; like the location and conveniences around the Village; need to upgrade architecture quality around Kmart, Giant Eagle area. How about a good steak joint?*

*Too many used car lots along US 20. Want a craft type store such as Pat Cataan. Medium restaurants like Applebee’s or Bob Evans; no more pizza, fast food. How about some responsible entertainment for our teens? Also a co-op of bakery, fresh fruits and vegetables, handmade gifts.*

*Think green, peaceful, quaint; “not another Mentor.” There are very few ugly parts of this town; our library and sense of community is wonderful. Don’t need another large building. Preserve as many trees and fields as possible; a small one-half acre park around McDonalds. What about something for/from our shadow Latin community. Do not want to drive 35 mph all the way to the OH 2/US 20 split. A turning lane at McMackin sounds wise but bike lanes sounds like a disaster. Want craft store. Keep money in our community.*

*Bring Wal-Mart to Green Road! Kmart is a joke. Aldi would be nice too.*



*Need sidewalks and bicycle paths for safety of children and adults.*

*We are new to Madison but support local smaller stores. Don't live off US 20 but would feel bad to watch "green farm" fold or not be able to operate properly. I like Legacy Village idea. NO MENTOR.*

*Would prefer a village or pedestrian-friendly area to a sea of asphalt.*

*Nice to see public officials actually asking for the community's input! The future of development of Madison is an issue that concerns all of us and we are thankful for the opportunity to express our views; we hope the results will be published, not mailed to residents.*

*Need jobs to support families not kids in school. Big box stores will choke the life out of our town.*

*Madison needs to come up with something unique in the way retail is developed. Something like a village that people will come from surrounding cities to shop like Easton Mall in Columbus would be another example.*

*US 20 development is nothing but eyesores.*

*Put big boxes on I-90 - 528 corridor; close off all but a few drive ways on the south side of US 20 between Giant Eagle and 528. Add access to these businesses from the south side via a road running between 528 and the Kmart parking lot. Chapel Road should be closed to thru trucks. We are trying to build up Madison like another Mentor! We moved out here to get away from it all and pay high taxes to have peace and quiet! If you build up Madison we will just have to move again.*

*Madison needs well planned growth; new well-planned development can help expand our tax base, provide more jobs for residents and hopefully alleviate some of the tax burden. Keeping commercial growth on the US 20 corridor would be ideal and then still small town look; don't want to be another Mentor. Be picky before making decisions on what comes to Madison; no more pizza places!*

*Any commercial development that borders residential areas should be required to have green space between commercial and residential areas; business should be required to construct a mound of earth topped by pine trees to act as a sound barrier.*

*Please do not put in a Wal-Mart. Thank you.*

*Very little in this survey reflects anything to do with entertainment for the family; need to find facilities which focus on the children and teens or we will be in for a bigger crisis in years to come. Movies, sports, family entertainment are all vital to building a community.*

*Do not make Madison look like Mentor, Geneva, Painesville. Keep it rural*

*We don't think Madison needs to become a bustling city. It is an historic town and needs to keep that in mind. Hope attractiveness and good taste will be a part of any new developments. We desire the preservation or attractive historic structures wherever possible.*

*Tear down abandoned dumpy buildings. More curb landscaping.*

*Would prefer service road access to store (not US 20). Layout of parking lots and access roads is crucial; Tops plaza is a perfect example of what NOT to do. Traffic could enter one end of a strip and exit the other end with traffic light. Synchronize traffic lights. Adequate "line" space in turning lanes, i.e., US 20 and Green Rd; that lane could be longer. A right only should have been added at that intersection turning west. McMackin and Haines Rd are going to see incredible traffic increase. Parking lots of any business need to be kept free of holes, obstructions along US 20.*

*Madison is an OLD town with OLD charm; please don't ruin it. Walking should be encouraged; please provide adequate sidewalks and crosswalks. Don't turn US 20 in Madison into another version of 20 in Mentor which is the most annoying place in the county. Maintain as much green space as possible*

*Need some growth in Madison; tired of driving 30 minutes to Mentor to buy clothes or shoes. Very limited choices here; at least a TJ Maxx. Need a center lane down all of US 20. Growth of our city will provide our young people with job opportunities, whereas now they are limited to fast food establishments.*

*I commute to Cleveland for work; would be wonderful to stay in town to shop. Too many auto sales along US 20; looks like Vine St in Eastlake. I appreciate the clean country living; that is why I moved to Madison from Mentor; there has to be a balance where we are not ruining the nurseries.*

*Need sit-down type restaurants. Need big box stores. Need more competitive auto repair shops.*

*Let's not turn into another Mentor! If Wal-Mart must be on US 20, can you hide it with landscaping?*

*Think the growth in Madison is good. Make sure need to grow is really needed. Hate to see a strip mall that is vacant.*

*Area filled with wonderful nurseries everywhere that should be supported and preserved. Already have many choices in shopping and fast food. Could use a moderate price hotel; many Madison dwellers have modest homes and could use the motel availability. Want movie theater and drive in.*

*Need businesses to support residents. Tired of driving 30 to 50 minutes to get work; we need work HERE. Need some sit down restaurants. Need Wal-Mart, Target. Kmart in Madison never has anything you go in for.*

*How do you plan to remove all the used vehicle lots? These are an eyesore. We do not need Wal-Mart in Madison. The impact on local business will be too much and several will be forced to close; medium box stores can go into Tops vacant space.*

*Madison desperately needs marketing balance. I hate shopping in Mentor; don't like sending money to Ashtabula. Need more sit down dining; more light business to relieve tax base. Love agriculture but it should not dominate Madison.*

*JEDD will gain widespread support if all tax revenue is targeted (and reserved by contract) for sewer and other infrastructure improvements on US20. If not the JEDD will not enjoy broad support from landowners.*

*I would love to spend my money in Madison! Madison does not have the selection. Stores I use weekly: Target, Wal-Mart, Lowe's, Applebee's, Olive Garden.*

*Start now applying for funding from federal government for sanitary sewers. Hire a city planner with a proven record of success. Spend more money on zoning dept; great tool if administered properly. What are trustees doing to find new businesses for the vacant tops store?"*

*Live on the family farm that my great grandfather started. Farms like ours are diminishing every year because the money is in development. Most people come here because it is a quiet little town; on the other hand the \*\*\*\*\* family have the right to make money off their land by selling. That is why it is imperative that Madison get involved to support a farmland preservation act!*

*I think a land owner should be able to do what they want with their property.*

*We need a movie theater!*

*I like Madison's small town feel. Development is going to happen but we need to control it now or it will get out of hand and then Madison will be another Mentor. Keep it green!*

*More options for retail/grocery/shopping is preferred with a hometown feel to it. Do not want drug store on every corner; would like to see shoe store, craft store, Target, restaurants.*

*A decent sit-down restaurant, not greasy spoons; too many pizza and fast foods. Clean up or tear down eye sore structures. Put utility lines underground and remove ugly poles.*

*There are several businesses going out of business, because there are too many of the same businesses in the area. Look at Dollar General, three of them within a mile.*

*I am strongly opposed to Wal-Mart. I fear the continued success of the businesses we do have due to their unethical business practices and tendency to abandon their stores once they have an opportunity to expand elsewhere. Don't see any useful purpose behind what is commonly termed "development". All it actually achieves is enrichment of "developers" through impoverishment of other citizens. Lake County Planning Commission and other studies have proven beyond dispute that the highest and best use of township land is agricultural land or forested. Next is residential, commercial is by far the least cost-effective and least attractive. Retail needs easy access in and out of the parking lot to the main road, unlike Rite-Aid. That is a nightmare to get in and out of. Also, traffic lights need to be set so that all directions have more equal green light time; US 20 gets most of the green light time and side streets have long lines. I am opposed to an exit/entrance similar to the one at the Perry IGA off US 20 - very dangerous.*

*Madison is within convenient driving distance of significant commercial options; why would Madison want to compete with the sixth largest commercial center in the state? Massive commercial development would contribute to continuing suburban sprawl in the Greater Cleveland area. A larger tax base seems to be one of the chief reasons but it doesn't work that way. Most communities our size have fought Wal-Mart instead of welcomed. The experience of Tops should send a cautionary tale to pro-development hucksters in township government.*

*We do not need Wal-Mart of any kind in Madison! It would mean the death of many small businesses who have been here for many years. We do need a movie theater.*

*Leave the city ways out of the country of Madison Township.*

*NO Wal-Mart! Too much traffic already.*

*We love our small village look. If a big box store comes that would draw people to these other stores: add a theatre, fabric store, etc. Keep our town folksy and comfortable. Main Street is always busy. People love it and so do visitors.*

*Fix traffic problem with trains in Madison Village. Look at new roads to alleviate traffic.*

*Bring sewer and water where needed.*

*Small town feeling is quickly disappearing. Shouldn't take 10 to 15 minutes to drive a few miles down the street. Passing empty office buildings; empty grocery store next door and empty retail shops across the street. Important to maintain fields, nurseries, and woodland areas.*

*Avoid housing; mass housing has ruined areas. Maintain current zoning laws. Do not allow trailers to be permitted. Younger residents need things to do; movies, roller rink, game rooms.*



*The mindset of local government is stuck in '60's and '70's. Does Madison want to be the kind of city that after students graduate from high school they can't wait to leave because they are looking for variety and choices. Kick this up and make this a thriving location.*

*Improve the roads first.*

*Would love a Wal-Mart or Joann Fabrics. Since Aruta Drug closed, Kmart eliminated its sewing department. I can buy food in every business in Madison but have to travel 30 miles to get a zipper.*

*Needs a moderate size shopping area so we don't have to travel to Mentor or Ashtabula.*

*Tear down old unoccupied barns and homes; homes need to be painted, gutters, yards are cluttered with litter. Would be nice to see general landscaping all along US 20. Undeveloped properties need to be maintained. Who is responsible?*

*Sick of driving to Mentor for everything.*

*It is not better in Mentor. If you like Mentor so much, do us all a favor and move back there.*

*Love the schools; need more jobs.*

*Could support a nice restaurant. You can't stop growth.*

*Box stores would bring much traffic and noise. I can go to Painesville and Mentor to shop. Like the rural life in Madison.*

*Why do we allow parcels of trees to be cut down and put a for sale sign on the ravaged land? Everyplace this has happened has not been sold. And the forest we cut down for Tops, now we have a empty store. Can't we just keep things rural in Madison?"*

*Too many questions about areas of development that have already been developed.*

*Let's stop taking our money to other cities; let's move into the future; we were hoping commercialization would find a home here for there is plenty of opportunity for growth. We are tired of driving and spending our money in other cities. Growth, revenue, development: we hope to see it sooner rather than later.*

*No more used car lots or dollar stores please. Could use a good movie theatre; more restaurants.*

*Before development there needs to be a comprehensive road plan for improved roads, turning lands, and additional frontage or rear access to stores to relieve congestion. US 20 very dangerous.*

*Need a reasonable amount of growth to satisfy our small town needs.*

*No Wal-Mart; no more big buildings!*

*Do not allow red tape to lose Wal-Mart. In need of sit down restaurants.*

*Make thru access from parking lot to parking lot. Make turn lane longer at OH 528 to US 20 west. Make turn lane on 528 and Middle Ridge Rd. Fix timing of light at US 20 and Perry Plaza.*

*Would love Wal-Mart; tired of driving.*

*Elderly people cannot find a spot to park in Giant Eagle. Kmart is a poor example for a store; Strongly disappointed in the lack of zoning and street appeal along US 20 in Madison. Not only is*

*there a lack of consistency in architecture, property is permitted to deteriorate and become an eyesore.*

*Junk used car lots, abandoned buildings; Shame on Madison! Let's raise our standards.*

*Movie theater, movie theater, movie theater.*

*Madison area needs to come into the 21st century with shopping, conveniences.*

*If you promote all the condo, housing, you must provide somewhere to get services; unfortunately Madison is no longer a Thompson, Perry.*

*Heinen's; Red Lobster; Olive Garden; Home Town Buffet, Mr. Hero, Kentucky Fried Chicken.*

*The main issue is the safety of drivers on US 20. Need more turning lanes; speed patrol traffic lights; and easier ways to pull out on to US 20.*

*Do not allow Madison to become another Mentor.*

*Business is important to the city but do not make the mistake that Eastlake did. Eastlake is too business oriented and grew too big too fast. Has brought more crime and unwanted people to that city by the big business it has brought in. I moved to Madison to get away from "big city" life.*

*Why does the traffic light on US 20 and Townline Road turn red when no one trips it on Townline? I get stopped there every night. Need to fix that.*

*Hope a village by-pass for large trucks is included in overall development.*

*The northeast corner of Townline and OH 84 or the southwest corner of Turney and OH 84 would be an ideal location for a convenience store.*

*More shopping and entertainment options nearby would be great.*

*Close most entrances to US 20. No one way roads or one way driveways (like Giant Eagle gas station). Fill in empty buildings in the plazas before building all these new buildings. Less condos; most that were built are still empty.*

*Township trustees must recognize and accept that commercial growth is inevitable. Strongly pro-business to have better funded schools with a stronger tax base. If residents want to keep it small and rural they are living in the 1940's. Trustees should be leaders, not merely woodenly following the wishes of small vocal short-sighted minority.*

*Madison has access to Lake Erie that can be used to infuse the community with much needed capital. For instance, a much needed boat docking facility ramp, bait shop, movie theater, Home Depot or Lowe's. Need store for home materials. Much needed teen center.*

*Extend OH 2 along the high tension lines.*

*Adjust stop lights and turning lane timing. Build with same style of uniformity. Property owners should keep property clean and well lit at all times. No 24 hour deliveries. Need a large family restaurant; no more bars!!*

*I don't want to see any more car lots! And start Wal-Mart. If a store like Tops closes another one should not open until Tops is used.*

*Business would help with the ever growing tax burden. There is not enough money for our money hungry school system.*

*You ask for our input but as with Wal-Mart, we voted for the sale of land. But nothing happened so what's the sense of the survey. It's gonna' be up to the bureaucrats how things will be done.*

*Madison should be kept rural, not urban. Ask Tops about the hazards of overdevelopment.*

*Where's the Wal-Mart? Too many nurseries/agricultural in this town.*

*Don't want US 20 to look like Vine St in Eastlake or Mentor Ave.*

*With the right people involved in this project, there will be ways to develop without over developing.*

*Let Madison have a department store like Wal-Mart.*

*Easy access to I-90 and US 20 with RR over/underpass.*

*Traffic controls integrated into development of traffic volume.*

*Don't want to see sewer at this time!*

*Do not want to pay for Wal-Mart to come in. If they want sewer let them pay and do it all.*

*Pull off lanes for bus loading and unloading.*

*Decorative lighting.*

*Turning lanes on US 20.*

*Preserve green space, stop clear cutting trees Have buffer zones between properties.*

*Control storm water run off to other properties from paved parking lots.*

*Attract light industry to our area.*

*We need restaurants!*

*Dining and entertainment needed desperately. Millions of our dollars are spent in Mentor on the weekends. No big box in Madison.*

*Reduce excessive driveways in shopping areas. Remote control traffic lights. Big box stores should include a buffer of trees. Exclude residential from the mix. Extend Green and Bennett Roads south to Middle Ridge. Have these locations as the extend of "lifestyle" center" businesses. West and east of these should be for free-standing low traffic business. Locate elementary school away from US 20.*

*Let Madison grow! But not overkill like Mentor. We are losing manufacturing base and must learn to make money another way; Invite big boxes with open arms; It will make Madison stronger for the future. Makes employment for youth, senior citizens. We don't have to turn into Mentor, but we can turn into Madison on the move. Think of your kids and their future.*

*I really oppose Wal-Mart coming. It will hurt ALL independent retailers and close down Kmart. Your net benefit will be zero.*

*North-south access in township needs to be addressed in future. Railroad overpass needed.*



*Marginal road north of US 20 from Green Road to Hubbard might help ease congestion.*

*I'm happy to be doing business in Madison. I want to be here for a long time. Customers tell us how glad they are to have us here. People want to shop locally. How does Wal-Mart fit in with that plan? Low paying jobs, no benefits, money transferred to Arkansas by 5 pm. Ugly building. Help commercial property owners update and improve aging storefronts. Attract light industry. My customers do not want to go to Mentor - don't bring it here.*

*There is enough green space in Madison.*

*US 20 is the perfect place for development. There is one nursery on US 20; we can't hold up progress for one business who pays so little in taxes.*

*Combine the Township and village to give the Madison area some political clout.*

*No banks, mobile park homes, fast food places.*

*Upgrade to big box stores. Keep rural atmosphere by keeping lot sizes big and houses bigger.*

*Keep nurseries and farms.*

*There is room for progress while maintaining small town feel.*

*The development of Madison is important but how do you do that without becoming the next Mentor? Need to create local jobs for children and allow a few chains to come in; need entertainment.*

*Needs commercial development; expand tax base.*

*Please have some sort of building requirements! If nothing is done I can see US 20 becoming like Painesville by the Fairgrounds. Needs to be something done to not allow ALL strip malls.*

*Would like small home-town friendly appearance; cleanliness.*

*Sad that Wal-Mart is coming in at Green Rd when there is so much zoned land for sale on US 20. Mixed use zoning (enough used car lots). No bikes should be allowed on major road with a speed limit over 25 mph.*

*Let business grow without bureaucratic hold-ups; NE OH needs no stumbling blocks.*

*US 20 needs to be widened.*

*This is a total waste of time and money. You cannot control growth or determine what businesses will develop along US 20. I believe that this is about money and how to get more through taxation. You are growing more government instead of operating what you have more efficiently. You are planting the seed of taxation district and this will continue to grow and bear no fruit.*

*There is plenty of open space in Madison. US 20 corridor should be commercial use. Speed limit should be reduced.*

*Need access road from Burns to 528 behind Kmart plaza.*

*Would like to see a good (Dillard's or Kaufmann's type) clothing store.*

*Growth at a steady but managed rate; slow research growth so the business stays once it is here.*

*U S 20 traffic is deplorable; many accidents. Need wider road, turn lanes.*

*New Wal-Mart will cause many more problems. Big box stores/predatory pricing!*

*Do not want this area to look like Mentor.*

*Need a restaurant chain. Need a hotel, Holiday Inn, etc. Need a better traffic light plan.*

*Combine governments; combine police departments. Do something about trains; overpass?*

*Want TJ Maxx or Target.*

*Blanket rules make for a landscape of dismal bland areas. "Wide open spaces" is an ignorant statement. Big box and fast food places give you the look of every big intersection in America. (no personality). Accessibility is a must. Walking and bike paths are needed to move the area out of the "drunken hillbilly" era and into the 21st century. Car lots make it look like the bad end of Vine St. If people have to leave to see a movie, dine, walk or ride you are losing thousands spent elsewhere. Commercial business should keep their toxic mess out of site of the main road. More exclusive retail should be encouraged (Fairlawn, Bath). On a hot summer day, Chagrin Falls is jammed.*

*Madison could use help with their tax base; I don't think you will have a "pretty" US 20 corridor. Encourage the village in the Chagrin Falls type of shopping area. I doubt a fence or a water fountain would have much impact on the appearance of Wal-Mart.*

*Can't put our heads in sand and stop development; People spoke when they voted on so-called "Wal-Mart" issue. As a Mom and Pop business, we understand worries about existing local business. If you have a good reputation people will still come. Anyone owning property should have the right to develop or not. They own the property, pay the taxes, take the risks, and hopefully, reap the benefits of ownership.*

*Property owners can do whatever they want.*

*We shouldn't have to drive 45 minutes to shop.*

*Enough of car lots and pizza shops!*

*We are new to Madison and would like to see Super Wal-Mart; 24 hr gas station at I-90, restaurants.*

*Need big box stores with grocery; Giant Eagle prices are high.*

*Too many banks; no sit down restaurants. I do 95% of my shopping in Mentor!*

*Need places for employment. People in Madison have to travel to Mentor, Eastlake, Ashtabula to get work. People in Madison never want to quit or retire. I've been in Madison 48 yrs and nothing seems to change or improve.*

*Need better shopping; end removal of wooded areas.*

*Use land already cleared.*

*PLEASE bring water and sewer services down Bates Rd.*

*Madison needs big box shopping and entertainment. We have nothing to draw outlying people; need bike jogging paths; Madison is not a bike or walking friendly community. Just do something!*

*Let Wal-Mart come to Madison as well as Applebees and a movie theater.*

*Need to create a unique environment that draws people from all areas; need quality businesses ; not dumpy dirty buildings. Need a combination of Legacy Village, Coventry, Shaker Square and downtown Willoughby. I envision a place where families can come, park and walk around from one store to another and then go to a nice restaurant for dinner with street lamps and landscaping; a middle ground between Mentor's big business and Legacy Village.*

*Want retail stores, Target or Kohl's; would like architecture of plazas to reflect old world charm of the Village. Would like any type of commercial business. Keep semi trucks at I-90, not village.*

*Too many speeders on Dayton Road!!*

*Hope that turning lanes will be installed and a side entrance to Madison Kmart shopping strip.*

*Would like Wal-Mart or Target and sit down restaurants.*

*Instead of building strip malls here and there; there should be one area designated for retail. Should be one area designated for industry instead of scattered all around.*

*We want Wal-Mart; get rid of Kmart.*

*Want big box stores. Would like to spend money in Madison instead of Mentor for dinner, entertainment*

*Madison has opportunity to develop/maintain itself as a rural alternative to the congestion of Mentor.*

*Hate to see us lose our identity with respect to green space. Wal-Mart seems like a bad omen. Their track record in helping communities is dismal, employees are poorly treated and they are quite sexist.*

*Big box stores would be a huge benefit; it's about bringing money into the community.*

*Would like to see a Wal-Mart and some mid priced restaurants.*

*Would love to see a Wal-Mart or Target in Madison on US 20. Or Home Depot or Lowe's.*

*We support development and are happy Planning Commission is including the residents. Don't like going to Mentor or Ashtabula to make big purchases. In regards to additional housing on US 20, can schools handle additional enrollment?*

*Will housing be traditional lower income housing usually seen close to businesses? We hope not.*

*Start by having all property cleaned up along US 20 starting with all TRASH and junk cars all over that are not running on private property and junk you can see from US 20; hide or remove it. BARNs that are falling down: FIX them or remove or paint them: makes a world of difference on homes barns, store fronts. Clean up old drive in.*

*Take down that closed up dump (bar) on corner of Dock Rd and US 20.*

*If they don't clean up, fix up, Fine them.*



*US 20 looks very BAD!*

*Need a drive thru from behind key bank thru the shopping center continued on back of Burger King - McDonalds and Arby's into the Marcs and Giant Eagle. A lot of short haul traffic away from US 20. Would also cut out fender benders.*

*Wants sit down restaurants. Excited about Wal-Mart. Looking forward to saving on groceries. Would like basic retail on Townline, closer to 20.*

*This type of planning is 20 years too late.*

*Will have increased costs for sanitary and stormwater due to lack of planning.*

*Form police district. JEDD should be preserved.*

*Keep up good work with park.*

*It seems when our officials get into a bind, they look for the residents to pull them out. Almost 30 yrs ago discussions took place to have eateries moved back off of US 20 so a turning Lane could be put in. Now you people want public input!*

*Desperately needed: Quality retail - Wal-Mart; quality food; quality dept stores, including Lowe's*

*Would like movie theater and Wal-Mart; unique shops; stores for children and teens; convenience store in Thompson; libraries that get recent books; book stores.*

*Do not like "progress" at the expense of peoples homes and water supply (wells) being ruined. It would be a waste of time to give my name and address because we've been told NOT to attend township zoning meetings. Our opinions to protect our home and land are not welcome. Because Township de-values the preservation of the land, we intend to sell out and move elsewhere to a rural setting that is rural - not a Mentor wannabe.*

- 1. Stop using (illegible) as a way to spend and spend.*
- 2. Ask your people why they are leaving this area.*
- 3. Do we need to spend every dime of tax in order to be able to say we need more taxes next year? Communicate with electorate. Don't tell us what we want.*
- 5. Observe the existing laws: towing, etc. already on the books until they are legally altered.*
- 6. Before making 3 vote decisions, communicate with any and every media, local and otherwise.*
- 7. What can we do to bring quality culture to this area? Authors, musicians?*

*Improve traffic on US 20: extend Bates Rd to US 20. Add a turning lane to US 20 from Green Rd to Dock Rd (5 lanes); add a road from Burns Rd to 528 (go behind Kmart and giant eagle); add a add a road from Hubbard Road to Green Rd to go behind tops and James Place to come out where Wal-Mart will be. This would take a lot of traffic off US 20. Need an over/under pass some where in Madison for railroad.*

*Keep up the good work and don't let the vocal minority bring you down; this survey is an excellent idea and shows your desire to gauge VALID opinions, great job. A lot of the new residents fleeing from cities do not have the best interest of Madison in mind. B: I will watch the newspaper for meeting dates.*

*Don't need sewers along Chapel Rd.; Homeowners can't afford it!*

*Don't think homeowners should have to pay for something that benefits business.*

*It would be better to use US 20 for the sewer line." Our taxes are too high now.*

*The worst is to have any business move in and then leave because the community could not support it. Would they be responsible for tearing it down?*

*Keep Madison a small township: no strip malls. I grew up in Mentor with strip malls everywhere and many of them vacant. A quaint village atmosphere will bring people from surrounding areas for dining, shopping.*

*Side walks; pedestrian only areas; parks, places to sit; water fountains. Information center; local bus stop, phones, wheelchair ramps, paths.*

*A store like Pettiti's in Strongsville. Pettiti's grows their nursery stock in Madison, we no longer have Champion's - big loss. This would be a nice asset to our area and help our nursery business as well.*

*Madison already has everything.*

*Village and township need to work together.*

*US 20 traffic is horrendous!*

*Any future growth on this road must first be preceded by a traffic engineering study.*

*Need east to west road behind shopping center connecting to Hubbard and burns and road went to east behind stores on north side connecting to Green and Hubbard.*

*Make sure there is plenty of lighting along US 20.*

*As this development takes place, the eyesore business and residential structures need to be eliminated. Example of very poor planning is the awful Dollar General structure that the Village allowed to be build next to the Post Office. It is ugly and provides no beautification to Village.*

*Do your best for ALL residents. HONESTY is appreciated.*

*Would like more options in stores. Maintain small town atmosphere.*

*Movie theater; more retail stores.*

*More opportunity for employment. More good restaurants.*

*Madison needs to get into the 21st century.*

*Stop putting off the Wal-Mart store. You are picky about color of building. This will bring more jobs.*

*Clean up US 20 from Bacon Rd. east. Get rid of junky used car lots and dilapidated buildings. Make business look like business instead of old house.*

*Would like to minimize travel every time I make a major purchase.*

*Perhaps a retirement village with modest prices.*

*We have enough used car lots. At one spot on US 20 they are practically sitting on the roof and they are tacky.*

*Should be pleasing to look at with as many trees shrubs and flowers as possible.*

*Would like some decent shopping in Madison, whether on US 20 or not. All the emphasis on staying rural is beyond us. The loudest voices in Madison want little or not change.*

*Keep the community in Madison.*

*Concentration on specialty stores - private ownerships: maintain our uniqueness. If you want to shop - go to Mentor . If you want to eat out, you can do the same. "What does Madison want to be when it is all grown up?"*

*Uniqueness is the key.*

*And please no JEDD.*

*Support big retail stores.*

*Emphatically opposed to big box retail, especially low end like Wal-Mart.*

*Entice light industry, fill vacant stores, promote tourism, bed-breakfast, and quaint and quiet lodging. Vineyards could be used to develop an atmosphere similar to Holmes County.*

*Freshen up paint job on water tower. It looks dowdy.*

*It would be nice if when people drive along US 20 in Madison they would see a "touch of class."  
Need sidewalks and bike paths. Need a safe way for people to walk.*

*Thanks for asking our opinion.*

*Homes and businesses that are dilapidated must go or be made to repair.*

*Free 2 lanes of traffic going east and west, center turning lane. Clean up beach and park at township park.*

*Resurface roads and parking lot.*

*Traffic lights at intersection of Kmart and First Merit are very hazardous. Should have turning lanes. Turning into Kmart plaza should have turn lane.*

*Madison should support one movie theater and a business rather than going into Painesville or Mentor.*

*Do not screw up the Wal-Mart deal. I would shop at the local, small retail stores, but we all need to go to a Wal-Mart once in a while. Do not succumb to small business owner community pressure; there is plenty of money in this town. The retailers need to realize the problem is in their prices - they may need to come down a bit. Visually, aesthetically and congestion-wise US 20 is already bugged up, might as well put something worthwhile in that area. Less used car lots; more other types of business.*

*I am in favor of bringing in businesses that I currently have to go into Mentor for: Wal-Mart, better restaurants, and a movie theater.*

*Don't over develop US 20 so that traffic flow suffers. Center turn lanes should be put in before the development. Lane Rd. is a horrid example of how to do it. Widen US 20 if it is to be heavily*



*developed to five lanes with a center turn lane first. Any new traffic lights should have sensors that only change when there is cross traffic.*

*We need to clean up US 20. It would not be that difficult to improve our area while maintaining our uniqueness if residents/business owners were willing to compromise.*

*I would rather have a root canal than see a huge Wal-Mart open up on US 20. I am concerned this would be the beginning of looking like Mentor and Madison would lose its appeal that I moved here for 7 years ago.*

*Moved here to get away from the mess of stores on US 20 from Willoughby to Painesville. We need to do everything to keep the nurseries and trees along US 20.*

*Madison is a beautiful community. Don't want it to turn into Mentor. We don't need additional housing. It brings a need for additional schools.*

*Madison is a beautiful area with lots of potential. Things are random at this time. Needs to be easier on the eye. Groceries and fast food are the only thing not requiring a long drive. There should be ways to maintain the rural feel with good planned development. Taxes are high here. I have no problem with that if they would continue to keep my money in the community by supporting "our" businesses; not Mentor's.*

*Would like some business or industries brought in to up tax base.*

*Noise pollution is a major concern for residents along or near US 20 that make outdoor activities unpleasant. I came to Madison for its small town and semi-rural atmosphere. Developing US 20 into another Mentor would mean I would have to relocate.*

*Would like to see better use of the traffic lights on US 20. Townline Rd. light changes for no reason and stays green longer for Townline than for US 20. Hubbard Rd. light is impossibly long in the morning and too short of Green on Hubbard for traffic going south.*

*A turning lane in the congested areas would help, i.e. McDonald's, Arby's etc.*

*Move the Post office to US 20. Not enough parking at the current office and train traffic makes it hard to get in and out. A movie theater or other recreation venue would be a welcome addition. Need a place for teens to hang out in a good environment.*

*Growth within its means and resources is a good thing. 54 year resident and strongly opposed to no planning. Tops grocery store is now empty and will probably be hard to attract someone to fill it. Empty buildings is not growth.*

*We definitely need a center turning lane from the start of US 20 all the way to Geneva because of accidents and congestion.*

*Don't want to see development that turns into abandoned buildings. Would prefer business offering employment to local residents (light industrial, retail) and the strongest foundation. No hotels on US 20, only I-90. No more small retail. No more bars or carry-outs or drive-thrus that are not family friendly. Would like medical, educational colleges, high tech center. 40 yr. Madison resident, raised and educated 3 kids and 4 still in school in Madison.*

*Would like to see more restaurants, a movie theater, a place to buy a good pair of shoes and places to shop so I don't have to drive 1/2 hour all the time. With that said, would not like to see so much growth that traffic becomes a huge problem or that we lose some of the charm of Madison.*

*We need a Home Depot or Lowe's.*

*Traffic is out of hand! We would love to see another restaurant besides pizza.*

*Mentor is overgrown terribly, traffic is horrible, stop lights everywhere, strip malls everywhere. Madison Village is nice with park and walking between stores. Willoughby is similar. Large stores are good to cut down on travel for necessary items, but on the other hand, they take away from the "small town" living I moved here for. Lake Road east needs fixed badly!*

*I was upset to see that McMackin Road was skipped over for a turning lane. This has been a dangerous intersection. McMackin traffic has increased with the development off Chapel.*

*Clean up Dock Road Trailer Park. Get rid of the building that used to be Aunt Mary's Discount and the building next to it.*

*I would love to see a set up similar to Legacy Village or Grove City Outlets. Would like a walkway with a few trees and park benches and a couple small kiosks set up in the summer for ice cream or hot dogs. Madison needs a shoe store. How about an ice rink in Madison. Madison High and Perry High Schools could then field their own hockey teams like Riverside has recently done.*

*Do not allow Wal-Mart to invade our town. Has seen it come into small towns and destroy over half of the businesses. I feel we already lost Tops, IGA and the Hallmark Card Shop because of Marc's, which operates a lot like Wal-Mart. We need sit down restaurants like Perkins, Bob Evans, Outback, Red Lobster, Hometown Buffet, etc. Also a Best Buy or a H.H. Gregg. We need to create an environment where everyone can co-exist.*

*I would like to see it stay the way it is. Refill the Tops store with one large retailer. We have Wal-Mart 20 min. in all three directions: Ashtabula, Chardon and Mentor. US 20 cannot support the traffic and there re too many accidents now.*

*Taking the time to do the corridor study right the first time as you are doing will only help us in the future.*

*Open space and semi-rural environment is why we moved here. We live on Chapel Road and the increased traffic in our biggest concern. Already, the noise and traffic speed is often so bad that we can't enjoy our front yard. Development sensitive to the environmental needs of the community is critically important to us. Bringing in stores of a variety of sizes that will support the local community, be architecturally pleasing to the eye, and not go out of business in 6 months*

*We would like to see the "mall" that is vacant filled for 1 year before you cut more trees to build more. If we wanted the type of development Mentor has, we would have bought a home in Mentor.*

*I would love to see Wal-Mart come to Madison.*

*I would like to see a Wal-Mart store on 528 off I-90, where there is a lot of land to serve the people in Madison.*

*Strongly - removal of buildings (barns, old retail buildings, etc.) that are in great need of repair, and actual "eye sore" and degrading to the area.*

*Would like to keep development at a slow pace, but if we can't avoid that, it will be much better to have it along US 20 than scattered over the Township. We must preserve as much open space and farmland as possible. Who wants another Mentor? Growth will not make the Township any richer. Lets keep it peaceful and quiet and brag bout it to our neighbors to the west, which they can't do.*

*Opposed to Wal-Mart coming to Green Rd. and US 20. The traffic will be horrendous. From Hubbard to Burns the traffic is already bad with many accidents. Once Wal-Mart is there, more small business groups will build near a super store. There will be many jobs created, but most will be at minimum wage. Traffic coming up 528 off of 90 and going through the Village is terrible, plus lengthy backup at times due to increased train traffic will only get worse with Wal-Mart.*

*Bring in small industry versus big box stores. Create jobs so more people can make a decent wage, unlike the "service economy" types. Invest in infrastructure to secure these manufacturers: running water and sewer to the Old Bennett manufacturing area. Protect our nursery land and wooded areas. Once they are gone, we can never get them back, i.e. Mentor.*

*Prefer "Legacy Village" architecture. Dislike Classic Auto Group building on the north side of US 20.*

*Buildings or gas stations abandoned or not in use a specified amount of time should be torn down and property should be restored to original sites.*

*I would like to see Rt. 84 and Middle Ridge widened to allow turning lanes. Would also like to see new commercial and retail development between Rt. 528 and County Line roads; nothing more west of Rt. 528.*

*Madison used to be a small quiet city. I was born and raised here. We don't need another Mentor. Traffic here is horrible and Wal-Mart will be a mistake. If people want city life, they should move there and the City of Madison should stay country.*

*Do not allow new businesses to come in that will put another business out of business. Preserve the businesses we have; i.e., Home Depot would put Carter Lumber out of business. Keep the saying "Thank you for keeping Madison beautiful" alive.*

*Put pharmacy in Village.*

*Fill vacant stores before building new ones.*

*Can we limit all the used car lots?*

*Landscaping should be required, not suggested.*

*Restaurants like Applebee's/Olive Garden would draw people to current plazas. Access roads would ease congestion on 20 and 528. Can't we find another n/s route for all those trucks?*

*I feel strongly about using vacant stores that are already in Madison's current strip centers first; however, it would boost funds into Madison by allowing larger box stores to enter into the community. I would also like the convenience of not having to go to Mentor/Ashtabula during the busy weekends/holidays.*

*Would be nice to not have to run to Mentor every time you need items - from home repair to electronics to shoes. It would be good to have a selection here, but do not want it to look like Ashtabula. Like the idea of more shopping centers with lots of trees and landscaping - not just pavement.*

*Better restaurants - we have enough pizza and breakfast places.*

*Would like to see not only US 20 looking good, but Madison-on-the-Lake improved from Chapel Rd north.*

*What are we going to do with Tops? Occupy before building more.*

*I moved away from "progress" to enjoy the country air, environment and atmosphere? We do not need a Wal-Mart.*

*We need trees and parks and places for wild animals to live.*

*Let's not become another Mentor Nightmare!*

*Moved 2 years ago from Cleveland. Every thing we need is already here: K-Mart, Marcs, Giant Eagle, Hardware, fast food, fuel and repair, nurseries, etc. We DO NOT NEED Wal-Mart or other strip or big box stores.*

*Let's not cut the trees down.*

*The people in control are taking sense of place and unique community identity from us for their own personal gain.*

*Why is there a roll-off trash site on south US 20 that leaves FULL roll offs on site that are barely visible from the road and where is our dandy zoning to catch these health and socially visible issues instead of little things?*

*Leave well enough alone. We don't need to look like Geneva, Ashtabula with empty stores or Mentor like a city.*

*Keep Madison rural, homey with a pleasant atmosphere. This will also help keep crime down and provide comfortable living.*

*Don't let us become another Mentor!*

*Traffic congestion between Burns and Hubbard on US 20 is already bad enough.*

*Traffic lights need to be better synchronized to keep traffic flowing.*

*Fill Tops vacancy and between Marcs and Kmart before we allow more commercial development in that area!*

*It is very important to articulate priorities and start planning now. Change is coming; the best way to handle it is to manage it effectively. The Township and Village need to get their acts together and cooperate and also work with the Perrys. Many of the issues are regional and we need to deal with the bigger picture.*

*Preserve Madison Village.*

*Preserve nursery and agricultural areas. Preserve residential areas.*

*Promote growth of mixed-use commercial and light industrial areas for a stronger economy.*

*Manage the growth to preserve the kind of community you want to keep.*

*Please don't ruin Madison with a train overpass.*

*We should concentrate on leasing the vacant buildings rather than building new ones. Remember the "little guy"; they are what made the area great.*



*Retail should stay centered in one area with trees and nice quaint lighting and good traffic flow. Could use brick and colors?*

*NOT residential, dollar stores, and factory all mixed like on 528 from 84 to 20.*

*Preserve Village with specialty shops and quaint restaurants and architecture.*

*US 20 could be all the big box stores, etc. located together. Leave the Village alone.*

*Take the time to think this all the way through because once it is structured and built, it's hard and costly to change." Also the same with the 528 and 90 interchange. Think it through.*

*I strongly oppose extending the major retail area west on US 20 at this time because there are several parcels available to development in the currently developed area.*

*The vacant ""brick yard"" is a horrible eye sore in the middle of our retail area. The party center is beginning to look shabby. The currently developed areas need improved appearance and management before we enlarge our retail space.*

*We need a solid 10 year plan. Infrastructure costs should be shared by all the people who will profit from development with developers and corporations investing substantial amounts of money upfront. This would make them good neighbors.*

*No more housing developments - our schools are overcrowded now!*

*Route 20 is a mess now, forcing out the homes that are left.*

*We need industry to help with taxes - retirees are not rich! Sewer system is too small now, more homes need water but can't afford it.*

*Start development from the center (OH 528 and US 20) and move out. Stop this scattering. Use the business district already in place. Don't make us another Mentor or old Vine Street in Eastlake.*

*We now have n empty Tops store. When does the flea market come in? Car lots are popping up here and there.*

*My wife and I moved to Madison Twp. six years ago because it was a nice quiet little community with a residential/agricultural mix with just the right amount of retail and commercial business. Now all we hear is how some people want to turn it into the next Mentor.*

*No more pizza places.*

*Most people moved here for the space and country atmosphere. A Chagrin Falls area is premier! Quaint town, quality commercial property and space for homes with land.*

*Madison is known for its nurseries and wineries-let's keep it." Keep the commercial areas contained, centralized and quality controlled. Let's sell our town for all of its great qualities and keep improving. We have beautiful parks, bordered on one the Great Lakes, have some of the richest soil and great wineries.*

*Don't change Madison. Let's keep it clear away from becoming Mentor.*

*Must widen US 20.*

*Prefer underground utility lines.*

*We moved to Madison from Mentor. We enjoy the township as it is - we do not want to live in another "Mentor". We like to support our small local shops and feel that driving 25 minutes is a small price to pay to have our township remain as is.*

*Movie theater; first class motel: Fairfield Inn, Hampton inn. Big box will loose small business; prefer open spaces, nurseries; too many grocery stores, convenience, gas stations, banks, drug stores; support development of parks; erosion control essential along Lake Erie*

*Vacant storefronts should be populated before building more. Put all in one location We are building Wal-Mart when we have an open tops; Madison can only support so much retail; too many grocery stores; I don't want to live in Mentor or I would have move moved to Mentor.*

*Add open space, agricultural home development; no large big-box; or set well back from US 20 similar to Ashtabula Home Depot.*

*Traffic, parking, noise, major concern.*

*Purchased 7+ acres for small town rural atmosphere. Would like Trustees to respect what Madison is and was and listen to the community; don't mind travel in to shop etc in order to keep Madison the town they moved into.*

*We should have been asked these questions before the town went to bed with Wal-Mart. There is a big need for jobs in this area; retail is too low paying. Low paying jobs still tax the system because families still qualify for food stamps. I would hate to see strip malls that would be empty in five years.*

*I urge you not to start the kind of progression in Madison that led Mentor to its current state. I would not live in Mentor now if I was given a house for free! My children are all very small and I pray when they grow up they will still recognize the my children grow up they will still recognize the Madison Twp they see today. Please plan with caution!! My 5 yr old son asked "why do they want to tear down this beautiful field? (Green Rd.)*

*US 20 corridor is destined for the development in near future. Would also like to see an I-90 corridor development. When you have an Interstate with an exit at your door, you don't have to ignore the possibilities.*

*Need movie theater, large retail and major sit down restaurants for short term. Improve infrastructure to support current, short term and long term plans. This includes roads, utilities and sewers.*

*The one impression I had 29 years ago when I moved to Madison was the open green and uncongested feel of the area.*

*Clustering of businesses makes sense from economic, safety and visual reasons.*

*Most planning is shortsighted, it should incorporate or be a part of the region.*

*US 20 could become a grand boulevard offering green space on the sides and middle.*

*How does mass transit fit into the US 20 plans? What about evacuation plans?*

*We have lived in Madison for 21 years. We moved here knowing that our taxes are high for the services we get; knowing that the school district has been run on a shoe string budget, but the green*

open spaces, the rural community atmosphere is worth it. Saddened when Madison's Comprehensive Development Plan crumbled and allowed Wal-Mart to come into the area. We drive US 20 to Willoughby and it is extremely stressful. It was comforting to turn off 20 onto Green Rd and enjoy the farmland. We are thankful to own a home in Madison; not Mentor, Eastlake.

The type of commercial use and development along US 20 is important, but equally important is the architectural quality and maintenance of these properties. Development should be in keeping with established community standards.

I feel we should have more elections on restaurants and retail shops. It would be nice to keep the tax dollars in Madison instead of going to other areas like Mentor or Ashtabula. Make US 20 35mph.

Myself and my family like the small-town atmosphere of Madison. We strongly oppose any efforts to commercialize the US 20 area which would turn it into an ugly strip mall wasteland. Do not want Madison to turn into a Mentor. Once you tear out the grass and trees to put up an Applebee's or Wal-Mart, you can't undo it, and you have changed things for the worse. Please do not ruin our town.

US 20 is a main route and will always be high traffic flow. It should be limited access with a traffic light to allow entry to US 20. A frontage road would help so patrons could enter several businesses from one point. We would like to spend our money here, not Mentor.

Payless Shoes

I live in a mobile home park and will be greatly affected by what happens along US 20.

Leave this town rural. I moved from Willoughby 40 years ago to get away from the traffic and noise. The politicians should leave well enough alone!"

Some progressive thinking and community development led by "non-rural" farm minds.

As the US 20 corridor develops, I believe that safety should be paramount; e.g., access to parking lot exits at traffic signals to enable drivers to make safe left turns. I have for years been in favor of interconnecting every business between Peebles and Giant Eagle to eliminate the necessity of exiting left turns across adverse traffic. Another dangerous spot is the exit from Rite Aid. Isn't it somehow possible to create a right-of-way onto Hubbard Road?

Please develop a plan code for the appearance/facades of all buildings. Do we incorporate the Western Reserve theme or structures or some thing uniform in building style? What we have along US 20 is a mess. Take some pride in our community and design a truly comprehensive plan which reflects a burgeoning community.

We need bicycle pathways and green spaces for our children and the rest of our citizens to use. We want families to stay; we must offer them a place for them to want to live and be nurtured. ""Memories are made in Madison"", let's make some great ones!!!!!"

An ideal plan would be to find a good BALANCE in developing commercial/retail business, meeting housing needs, and maintaining some green space.

Rising gasoline prices is another important reason to have some businesses closer to home. Affordable and decent housing is a given - people need a place to live.

Green space is important to maintain a sense of beauty and serenity.

*Madison's biggest hurdle to development is the lack of traffic controls (i.e., turning lanes, arrow and timed traffic lights, access roads!*

*It's important to plan carefully and try not to have stores, etc. closing after a few years; i.e. Tops, Ming Moon, CVS, Hall Mark, etc.*

*Support bringing in the big box type stores, especially a Wal-Mart Supercenter.*

*I would like to see more public facilities and activities on lakefront areas.*

*I would not like to see Madison's US 20 become like Mentor's. There are too many traffic lights, too many commercial outlets and traffic. With the addition of Wal-Mart and a few good restaurants, there is not a lot more needed.*

*We need another grocery - like Tops, a Wal-Mart or Target would be ok too.*

*Would like to see an old fashioned town setting but have a mixture of big, medium and small businesses.*

*We elected our public officials to represent the community and help PLAN our future direction in Madison. I want them to take a leadership role in making the wisest decisions from their experiences and by using professional help. I don't expect them to lead by survey or by the citizens of Madison influencing their elected officials business decisions without the proper knowledge or experience. Let the citizens of Madison re-elect new leaders if the current ones cannot or do not have the ability to make the best decisions for Madison's future.*

*Moved to Madison Township because we like the rural environment. We would not be happy to see US 20 become congested like the City or US 20 through Mentor!*

*Do not want big box stores where smaller business are struggling to survive.*

*Would prefer it to be kept primarily agriculture - keep it country, cozy, charming and more village like.*

*Grocery stores on a smaller scale would be nice; i.e. Heinen's instead of Giant Eagle or Tops. We could use a few restaurants in the area that are moderately priced and serve food that tastes homemade.*

*Cebars is great, but maybe some without bars in them. Limit the fast food places, we have enough already.*

*To eliminate traffic. Smaller business might avoid larger businesses closing and leaving big buildings empty. Empty buildings become eye sores.*

*Madison Township Administration Building.*

*We especially need good sit down restaurants; i.e. Applebee's. I would like to see business take over empty stores.*

*There must be strong emphasis on diverse attractions, retail, service, commercial, light industry businesses and jobs that compliment and play off one another.*

*Traffic will increase no matter what form development takes so the highest priority must be on traffic management and flow.*



*The latest ""Buzz"" is lifestyle center...a great concept if everyone can integrate, co-exist and survive into this new community.*

*Lets make every effort to prevent our main artery from becoming another Vine Street in Eastlake. Direction already underway. Let's stop it now if possible.*

*Drive thru car wash. Kohl's.*

*Madison Twp. resembles and run-down old place where people don't take pride in where they live. An historic village should be just that; a place where people don't mind making the trip to visit." We have no choice to drive to Mentor for most everything. Keep revenue in Madison. Considering population in Madison, it is time to develop big box stores. In addition to big box stores, Madison must willingly invite top notch restaurants to the area.*

*Township must set guidelines for businesses so that their property looks clean and inviting. Many properties are poorly maintained or vacant.*

*I would like to go from one store to the other without going back on US 20. Use empty stores before building new ones.*

*I moved to Madison 20 years ago because I liked a rural village. It would like to see it stay that way.*

*If new stores bring low paying jobs - don't bother.*

*My biggest concern is the way that traffic enters and exits US 20. A situation created by 2 new businesses built on the south side of US 20 across from Haines Road. Because their entrance is offset by about 150 feet to the west, people forget to look at the people coming off Haines Rd. or out of these two businesses. Entrances and exits should be planned and not just put wherever the owners feel like it. Excess noise and lights, i.e. Classic Chevrolet.*

*Take a long hard look at future development. Next the Township will annex the village (I know a vote is needed) just like Mentor. The Village is trying to control the way the buildings look on Main Street, so did Mentor and look at 615 and 20 - Rite Aid built a huge building and left. Take a look at the empty stores in the Township and Village and then talk about building more. Doesn't make sense to me. No money is generated!*

*Protect nursery/ agriculture in Lake County, particularly Madison Township.*

*Protect pedestrian rights in any future development.*

*Lake County - a renowned reputation as an important nursery powerhouse! This is the character of Madison and an asset to be preserved in future planning. As such, water and sewer access are very important to these industries. A major improvement would be to add an assortment of trees along the south side of US 20 in both east and west directions from OH 528. The City of Mentor has been very successful in the goal of greening in many areas of the City with grants and business partnerships. I am a member of the Madison Garden Club and the US 20/Hubbard intersection has been the topic of much discussion.*

*Please do not lump traffic onto US 20; have additional access/egress from other roads. It is utter stupidity to have to exit onto US 20 from Arby's, then re-enter another drive to go into a McDonalds or Burger King! Connect all the stores in back to relieve congestion on US 20. Also put in left turn lanes! And timed traffic signals.*

*Plan for future growth so you don't have to tear down what you build because it is outdated six months after completion.*

*Keep as much green as possible. Keep as much green as possible. We would love a National City Bank.*

*We need one more supermarket; i.e., Heinen's.*

*We need a Kohl's or Target or larger Peebles.*

*Bring CVS back.*

*No multi-family dwellings or apartments.*

*You need more intense planning. Buses cannot move on US 20. It is a very dangerous situation building fast.*

*Emphasis should be on safety and overall good appearance. Safe entrance and exit to shopping and highway. Smaller vehicle parking areas using diagonal design. 5 mph posted signs with occasional police patrol. Sidewalks and bicycle paths on adjacent roadway. Areas of trees, plants, shrubs in appropriate spaces. Remove utility poles placing everything underground.*

*I have lived in the Madison areas for 40 years. Shop in Mentor and Painesville for everything from medical care to clothes shopping and to eat.*

*We can combine the lifestyle we want with businesses if we are careful. There is so much undeveloped land both east and west of OH 528. The taxes from these businesses alone would be beneficial. Keep commercial business on US 20.*

*It would be so great to have "natural and organic" oriented groceries - Wild Oats, Mustard Seeds, Trader Joes.*

*No more car sales and tacky, used car places. Target-cool. Small specialty shops would be great. No more Wal-Mart, K-Mart type stuff. It would be nice to upgrade.*

*We don't need any big boxes or any more grocery stores.*

*No railroad overpass (village, but US 20 traffic could impact on this)*

*Leave well enough alone. Discuss important issues but include opposition forces in decision making.*

*Concerned with appearance and traffic flow on US 20. US 20 is the entrance to our community. This shows our pride or lack of.*

*Route 2 needs to be extended to OH 11. The County Engineer is planning to make OH 2 three lanes to Painesville and then people will get to drive an outdated 2 lane rd. to Madison. Think Big; get eastern Lake County some grant money and extend OH 2. There is too much emphasis on nursery land in the Township.*

*Get the County to help develop sewers in eastern Lake County. We need a center turn lane on US 20 all the way to the OH 2 split; either that or extend OH 2.*

*Please do not approve any more payroll advance places...or adult video stores/gentleman's entertainment clubs ever in the future. Several residents and myself say they will move out if these types of establishments arrive in Madison/Perry area.*

*Kmart and Giant Eagle just don't have the capability to supply all our needs. As long as the agricultural/nursery interests and parks are not undermined by development, I fully support having at least one "big box" store like Wal-Mart or Target nearby. I do not see why nurseries and convenient shopping cannot co-exist and perhaps benefit each other by drawing more customers to the area.*

*Better enforcing of speeders and people passing at 55 to 70 mph.*

*Traffic lights have helped greatly. At the rate of growth, Hubbard at US 20 may need 3 lanes. This would help emergency vehicles through the intersection.*

*Sewers are the most important! Without sewers we just might as well close US 20.*

*Questions about eminent domain issues which may surface for egress access when construction begins. Questions about access roads.*

*US 20 is already an overcrowded traffic hazard.*

*If US 20 is changed, underground cables would be ideal. Less customer outages and fewer trouble calls. The underground developments are more reliable and more pleasing to the eye.*

*Decorative street lamps or light poles like Main Street-Broadway in Geneva. Light up at night and decorated on the main holidays. Also - a clock tower would be nice. Also-benches along side of streets or sidewalks. Gathering cans that say keep America beautiful-don't litter decorated red, white and blue to stand out.*

*I think you should build one large complex, not spread apart. Like a small City filled with stores. Very important: landscaping, traffic flow, overhead utility lines."*

*My family would love to see a super Wal-Mart come into the township. One of the main reasons would be for selection of products at reasonable prices. Some of Madison's stores the product selection is less than desirable and others, the prices are not in the interest of the customer. Bringing in a big name retail/grocery store like Super Wal-Mart will give the customer/residents of Madison the option of products and prices that are affordable to those residents who are just getting by financially as it is. Plus with rising gas prices the availability of a Super Wal-Mart will aid those residents who currently travel 20+ miles to go to Mentor or Ashtabula for these prices and selections.*

*I think residential single family along US 20 is getting to be too dangerous with the speed of traffic through Madison. Although it would be nice to have a shopping alternative to K-Mart (i.e. Wal-Mart), I do not want Madison to turn into Mentor. I grew up there and there's a reason I moved away.*

*It would benefit Madison if access roads were available along both sides of US 20. For example, Rite Aid is a major drug store on US 20, but it is dangerous pulling in and out of there. If there was an access route from behind the store, their business would most likely increase.*

*Apartments, townhouses and condos could be built along the access roads, or maybe even light industry.*

*I would like a good shoe store, book store, movie theater. We have enough gas stations and fast food places. We sure don't need anymore cash/check cashing "rip-off the lower economic class" places.*

*It is important that the commercial places are planned so that there will not be any more exits/entrances on US 20. This present set up is dangerous.*

*I am looking forward to the products and services that would be provided by new development along US 20. (As long as it stays along Route 20 or the industrial area along I-90. My concern is preventing*

*traffic congestion as much as possible and keeping the low income housing units out of Madison, which seems to follow big box stores, like Wal-Mart.*

*I feel that much of Madison's beauty comes from lower traffic, more open space, farms and natural undeveloped land. To develop this community would only take away this beauty from the people who enjoy and appreciate it's benefits as well as taking away natural land needed for wildlife. The environment has already been greatly destroyed by construction and development. We should be careful to not do the same to Madison.*

*We would love to have some of these stores here so that we wouldn't have to drive 30 minutes or more to go to our favorite places.*

*Would like to see first run movie theater, book store, craft and art supplies store, specialty clothing shops, a youth-oriented games and social place (no smoking or drinking and not a video arcade - pool tables good idea, table tennis - some physical activity. I hope all construction will be carefully monitored for drainage concerns. This all affects our special estuary and the Arcola Watershed - a Madison jewel.*

*Observe riparian setback regulations!*

*We don't want to see Madison develop like Mentor. Madison needs light industry for jobs and tax base. We have a wonderful agricultural industry in the nursery market. Cultivating instead of pushing them aside can benefit Madison. I will happily drive to Mentor or Ashtabula to avoid the environment brought about by the big box stores. Allowing them to come in undercuts the existing small business person and drives them out. I strongly desire to keep any and all development north of the river and, if possible, mostly north of Rt. 90. It is necessary in today's environment of build, build, build to derive a balance of green space and light industry.*

*I feel Dock Road is very dangerous when it snows. The open fields and nurseries should be required to put up snow fences. I also heard a rumor that residents were going to be forced to use one garbage collector. I strongly oppose. I currently have Affordable Roll-off and love them and their service.*

*Need to bring variety to the area. Too many of the same businesses are here, such as pizza shops, cash advance and dollar stores. Let's stop those "cheep" places from coming in and get some upscale stores we could really use; i.e., Target, shore stores, retail stores, etc.*

*Madison can be a great community if you let it.*

*Adequately enforce speed limits and stop lights.*

*It is apparent that some of the trustees and south Madison people do not want to see growth in Madison. I've been in Madison for 50 years and see this lack of support for growth all the time. We should: help our existing comm. Customer more, take full advantage of any commercial business that want to locate here. US 20 is the prime location for businesses. We must promote. If we don't do it now after all some of the best marketing companies; i.e. McDonalds, Burger King, Arby's etc., built here, what does that tell you. If you don't progress, you die on the vine.*

*We have a wonderful opportunity to develop a beautiful community from the ground up if we do it right (planning) to encourage other businesses to maintain the standard of Sun Leaf Nursery. Right now we have the beginnings of Vine Street. Our property values will not improve if we keep on the path we are on. We moved out of Eastlake 25 years ago, I don't want to live there again.*

*I remember what Mentor was like back in 1970; 1 mall, suburban and rural agricultural surrounding it. Now look at it! Please don't let Madison Twp. turn into Mentor east.*



*Leave Madison as a historical town as it always has been.*

*Please keep Madison Village with the historical theme. That's what keeps it unique. The Village desperately needs a leash law to keep dogs from wandering around.*

*Highly recommend service streets to enter parking lots for companies. US 20 can not handle more congestion safely. Good model is in Anoka, MN where development is running crazy. There are service roads with few entrances. This allows US 20 its flow traffic-wise and allows for business and development. In Blaine, MN (Anoka County) the main road runs at 70 mph. There are service roads to get off at the Targets/fast foods/as stations, etc. I have not seen such a thing in NE Ohio. It would be nice to be a first.*

*Green Road and McMackin Road need relief from "cut through" traffic. Heavy, high speed traffic at peak times during the morning and evening create a potentially dangerous situation for children, pets and ingress/egress from driveways. Lower speed limits four way stops at intersections and increased traffic patrols may help. Our family will be relocating this summer primarily due to this issue.*

*We need business to want to build here and to help with our tax base. A lot of homes are still on well water and we must ensure that the development does not take that away from our residents. We need industry and the nurseries to co-exist in a balanced environment. We do not need to be a Mentor. We do need a few more conveniences; i.e. entertainment and shopping. Be responsible in your planning. Don't rush into anything. This is our children's future environment. After all, we moved here to raise our families because it was a close knit community and a good place to raise kids.*

*All of my retail/grocery/banking/residential/commercial needs are already being met. New enterprises will go broke waiting for my money. That said, I trust the market research of any prospective developers. If they think this area will support their business, let them in. Meanwhile, a unique, aesthetically appealing land use - agriculture and horticulture - is ignored and often discouraged. Demanding few public services, farming and nursery stock land use helps provide employment, limits traffic and could attract tourists. I'd prefer the land be used for what it is ideally suited. But if buildings are our desire, I don't care which ones they build.*

*I am concerned that, increasingly, Middle Ridge Road is becoming a main road for people living in the area or working in the area (Perry to Unionville) who wish to avoid the traffic on US 20 and the stop lights. This is a real problem for those of us live here and, I believe, for school children who attend Madison High School.*

*Although difficult to prevent, I believe we must try to avoid empty buildings. The developers will tell you there is a need to build more, but in reality, there is not a demonstrated need. If they need a different building, knock down existing structure and rebuild on those sites. Our large nursery businesses need to be able to stay intact and not become "surrounded" and forced out. It is still possible to be unique; maybe not; from what I understand, it's all bought up and only a matter of time before we're "just another town". Foresight.*

*The way route 20 looks now is very messy. I would like to see a more uniform aesthetically pleasing look. The newer businesses look nice. I think landscaping is very important. What is that mess on the west side of Giant Eagle?*

*There needs to be property clean up, as far as grass and brush maintenance, better yard waste pickup, and make property owners get rid of junk cars. Suggestion - property violation for unmanicured properties. I would help if we had brush and yard waste picked up a couple times a year. If we are going to "really take pride in Madison" I think it should start there. It would do none of us any good if you develop along US 20 but still have some housing areas looking like uncared for land and houses.*

*We need retail shopping in Madison area. I would prefer to spend my money closer to home rather than in Mentor. It would provide convenience, jobs, etc. I know it has been argued that we need to preserve the "rural" and "community" feel of Madison along US 20 but it just looks run down and trashy now.*

*We need shopping options.*

*I think that if Madison were to get a "big box" store, it should be Target and not Wal-Mart since the nearest Wal-Mart is in Mentor and the nearest Target is in Willoughby.*

*I grew up in Madison Village and now live in Madison Township. I do miss how well the Village is kept up. I don't miss paying City taxes, but the townships roads are just unacceptable! My car is taking a beating and that is something that bothers me every day. Can't you fix what we already have. I avoid Mentor as much as I possibly can. Seems like with all of the development, has increased the traffic to the point I hate to go there. I want Madison to stay as a small town like it always has been.*

*Sidewalks in the Township are a must. We have had too many deaths caused by pedestrians being hit walking down the street. Our children are not safe. Think of these things, not building up everything and causing more traffic.*

*22 years in Madison. I am a proponent of smart, planned development, but I want businesses to realize they must shoulder some of the burden of community development. Who will pay for infrastructure when Wal-Mart comes? Green Rd will need to be wider w/a 3rd lane as a turning lane. When others follow, will the township be ready with the needed infrastructure/utilities in place at the intersection? Infrastructure should be in place prior to development. At US 20 to Burns it should be five lanes. A turning lane as well as the consolidation of driveways into one plaza entrance. Wants Madison to develop into a multi-use community w/ businesses primarily located on US 20. As long as there is a plan and business is held accountable.*

*Do we gain more tax base from the big box stores or are we granting abatement to them? Are we ensuring that new development shares the cost of water, sewer and watershed costs? It is unfair to pass all these costs on to the residents. I would like to see the trustees support local nurseries/farms as well as the small local businesses rather than chains, strip malls and corporate retail. There is no point in duplicating business retail that is available 20-25 miles away as we found out with the Tops store. However competition should close the local K-Mart, which is a miserably run store. It's a trade off; less is more in the long run unless there is a MAJOR tax base impact.*

*I do not want US 20 in Madison to turn out looking or being like Mentor Ave. is from Rt. 306 to the Painesville City line. We must control the architecture and looks of buildings like they have done at Rt 8-Rt 81 and I-271 in Macedonia. We must not let the Wal-Mart, Lowe's, Targets tell us they will build what they want. We must tell them what we want or let them build in Perry or Geneva.*

*We don't need a big box retail store in Madison.*

*We need to protect our local merchants and our environment. I didn't relocate to Madison to have it become a Mentor.*

*Road over R.R. tracks on OH 528. 4 lanes from the Village to US 20. Turning lights at Middle Ridge on OH 528. Widen US 20.*

*Route 20 corridor is overly developed. If things continue, we will lose our rural atmosphere. We have all the necessary shopping conveniences to the east and west of our area that we need. We already have some vacant commercial spaces that should be filled instead of new developing. Do not want to resemble Mentor. Instead of developing the US 20 Corridor, we feel the township and village*

should work on developing the commercial area at OH 528 and I-90, which is unsightly to those entering our area. People are moving here for the rural/suburban atmosphere, not metropolitan.

Your job...is to facilitate development...let the marketplace rule. You don't have the money to run business, but you might just have the POWER to ruin it. So, stay the hell out of the way of the people who can make it happen.

If I wanted to live in a community like Mentor, I would move there. I like the rural atmosphere of Madison and wish it to stay that way. WE DO NOT WANT MORE BUSINESSES IN MADISON. The traffic from Rt. 90 to US 20 is horrible now. The traffic on US 20 is horrible. More businesses will just make the traffic worse.

People have voted for zoning changes. Allow things to happen. Quit holding up Wal-Mart over some stupid trees or sign height. This is 2005, not 1930. If people wanted to live in the country, they should be in Thompson or Leroy. I don't feel sorry for the stores that will lose business because they charge an arm and a leg for things. Gas is getting expensive. Quit making us drive to Mentor or Ashtabula for everything. Wal-Mart and Lowe's would make Madison great.

"We would definitely prefer private businesses over big box stores.

Avoid at all costs turning US 20 into a Mentor US 20.

Clean up used car lots - don't need more.

Clean up or destroy abandoned buildings.

Have more places that property that is clean and easy on the eye as Sun Leaf Nursery.

I moved here because it wasn't the mess of Mentor or the over-crowded disaster of Chardon. I don't want more traffic. I don't want condos. I don't want rows of huge houses with SUV's out front. I don't mind driving to Ashtabula to go the mall. There is not a single store that I can think of that I want there. (Well, I wouldn't mind a dry-goods store that sells fabric and notions, but a privately-owned enterprise). My suggestions: fill the space in the front of the former Tops, find a new tenant for the empty building in back and be satisfied. Fix the traffic pattern in that shopping center. Build and remodel using union craftsmen, put responsible contractor language in all bid packages in public works. Example: Plaza where Giant Eagle is cut down entrances and exists. Therefore, cutting down lights on US 20. This would involve redesigning the parking lot to help traffic flowing the parking lot. Please hurry with Wal-Mart at Green Rd. Rumor has it that Wal-Mart can help lower my taxes, which is the most, or highest Township in Lake County. Gee thanks you greedy bastards. Tell the nursery people that they cannot use the government tax credit any more. They make enough money on this nursery stock as it is already. Enough with the taxes already!!!!

I would like to see retail development mainly east of Hubbard Road. I realize animals don't pay taxes, but our wild life needs somewhere to live. I also live off of Chapel Road and don't look forward to the day that I will have to fight to get down Green Rd. and down 20 going west. I don't want Madison to be "Mentor". I also fear with all the new homes being built, our schools will be more crowded than they already are and we simply cannot afford new buildings. The middle school is already filled afford new buildings. The middle school is already filled to the brim. I would like to see light industry encouraged here. Did anyone think to talk with Aver-Dennison about moving to Madison? Why not!

Concentrate development of water and sanitary sewers on US 20 corridor - not south of I-90 Add water and sewer both east and west of Rt. 528. Development an access road behind current retail (K-Mart, McDonalds etc.) to lessen "in and out" traffic on US 20. Use eminent domain if necessary. Encourage light industry as well as retail.

*Concentrate motel and travel businesses at I-90 and Rt. 528 Eliminate heavy trucks on Rt. 528 thru the village. Access is available to US 20 via Route 44 and Route 45 in Ashtabula County.*

*We need Wal-Mart, this K-Mart is no good.*

*We need a movie theater!*

*No more fast food places or banks or pizza places. We have enough.*

*Traffic flow, particularly near US 20 and Rt. 528 intersection is most important. Eliminate all individual driveways. Have access from side roads with driveways at back or side of building.*

*Currently access to too many fast food restaurants at one point hazardous. US 20 at this point should have a strip of grass and trees along the road. Signs should be low and standardized. Building maintenance of current, older buildings should be enforced. Old buildings in ruins i.e. just west of Giant Eagle, should be taken down and lot cleaned up.*

*I would definitely like to see more grocery stores. I was most disappointed in the closing of Tops. A higher quality grocery store like Heinen's would be wonderful. More street lights down all of 20 would be wonderful too.*

*With the increase of retail stores, I would like to see Laketran bus route increase in frequency throughout the day and also include a trip to the new Lakeland College site by I-90.*

*Somehow, some way, SLOW traffic at least to the posted speed. Some people drive at 60 and higher speeds. Maybe have more police, which you seldom see.*

*We oppose Wal-Mart because it will destroy the few remaining mom and pop businesses that have contributed and made Madison Twp the great place that it is. The increased traffic for a 24-hour Wal-Mart will create so many problems that the complaints will out-weigh the benefits this store will bring. Why didn't you have this type of survey before you went and approve the Wal-Mart store! I would like to see US 20 allow for growth that would allow local residents access to business that would eliminate the need to travel to Mentor or Ashtabula. With today's economy, i.e. gas prices, inflation, business closer to home is better for all locals. Our youth need activities to keep them occupied without putting a strain on parents, i.e., movie theaters, bowling alleys, arcades and teen clubs and skating rinks. Family activities as well. Health competition with various types of retail stores will help keep costs down. This would allow for local jobs for youths and area residents. US 20 should be used as a main business area. No need for residential development except apartments for those who like to live close to business.*

*Perhaps open up areas for development 1 phase at a time, determine what we want in that area and go after that type of business. Plan, plan, plan - learn from Mentor! Don't be anxious to bring in the \$\$\$. Sell Madison to those you want! Select cities that are working - not just Willoughby - They don't even have a US 20 developed. What about Chagrin Blvd. or Mayfield Rd? What works, what doesn't work? Let's paint a picture of Madison with beautifully developed home areas, lake access, small village, great library, open green space, bike paths along 20 may slow traffic and bring desired people using our Parks, Lake, River. Paint that picture and make it desirable for commercial to want to fit in.*

*We do not need Wal-Mart - Mentor is only 20 minutes away. We do not want to be another Mentor! What's with all the car lots - do we really need all the used car lots - No!*

*If new development pays its way in taxes - find. We will not vote for any increase in taxes.*



*I think having Wal-Mart and a movie theater are great ideas. It will save on gas and traffic to Mentor.*

*We strongly support a Wal-Mart coming into Madison, especially on Green Road. We strongly support a few nice sit down restaurants, other retail stores and movie theater.*

*We don't see how a Wal-Mart would ruin the beauty of Madison - when it's a lot of the homeowners that ruin the beauty by not taking care of their homes and properties.*

*After 19 years of living in Madison and every day more developers turn Madison and Perry into to Mentor No. 2 and then listen to how we have to have a tax increase to pay for it.*

*I envision all the traffic from the south and southeast using Burns Rd. as a thoroughfare to get to Wal-Mart. The traffic, with the high school on the south end and library adjacent, is already fairly busy at certain times of the day. What can you do to maintain the quality of life for the people on Burns Rd.?*

*My husband and myself bought our house in Madison because of the quiet streets. We wanted the small country setting we saw. Please keep it that way.*

*Please widen all of US 20.*

*It seems like whatever the trustees want, they do! Without notifying us or their own members. I do not wish to have Mentor on my doorsteps. I feel we should look at Perry that has an industrial park, but does not lose its green space nor its beauty. Also look at Sun Leaf Nursery, they run a business their landscaping its great sound barrier and an asset to our community! So, new business may have to look at presentation of the property. You know its there but you don't have to see the stores.*

*Some of the questions aren't explained enough to give our best answer.*

*Madison needs some stores such as Wal-Mart, Target, etc. Everyone in Madison knows our K-Mart is a sad store to shop in. What Madison doesn't need is another pizza place, auto store, car lot or another bar! Madison must have the most DUI plates in Lake County. The drive-in on US 20 has been an eye sore for decades now. The Miller home is a sad huge eyesore. Why must we be reminded every time we drive by there of the mother and little boy who lost there lives in that fire. The children mainly teens also really need places to go like movies, arcade room, golfing, Little Thunder (another issue I know) These kids do nothing but walk or handout in the streets what or where else is there to do here!*

*We believe that we need to treat this developing community like our nurseries. Meaning that it must be grown slowly and propagated carefully to have the proper outcome.*

*We need super Wal-Mart, shoe store (name brand). I lived in Madison for 52 years; don't see that much change. Lot more houses - fast food restaurants. 52 years ago, I suggested sidewalks- Lakeshore on Chapel Rd., all the side streets. It would not hurt the kids to walk 1 or 2 miles to school; it would be good for their health, but no, buses are better. I walked 4 miles to school and 4 miles home. I am still here at 80 years old.*

*I hope this study and plan is not too late to keep Madison from becoming the next failure of this process. For 50 years the County Planning Commission has been making good recommendations, but it up to the local government to adopt and enforce the Plan. Economic community for Painesville City. Please consider following: People in Madison don't like going onto US 20 unless they have to. Encourage development in the 528/Hubbard rd Corridor from 307 to the lake while enhancing and correcting facilities, i.e. widen 528/Hubbard, solve the 528 railroad crossing, provide 528 access to*

existing US 20 developments all of which has been proposed previously. Widen the scope of the study to address all the Township's planning.

Strips are taking over Mentor and 98% of them are empty except for one store in the strip. I do not think Madison would benefit from development like that. If more development comes into Madison, we would like to see small, locally-owned businesses instead of national chains.

Just say no to Wal-Mart.

Don't sell out this little town over your own personal interests. If you want to build a beautiful city, start with cleaning up the white trash and riff raff and get a strong police presence. Lastly, don't ask for our opinions if you don't plan on actually implementing them.

Movie theater or drive in theater. Something more for our children to do other than run the streets. Would like to see Miller's old house taken down.

Would like to see old buildings taken down. They are big eyesores like the old Aunt Mary's building (been vacant for a long time) old little run down buildings in front of some of the homes on US 20, the old drive-in screen on US 20 has been there for years.

Madison has been blessed with two railroads and never built an industrial park. Industry is needed badly to relieve the tax burden on the homeowner. Sadly, our people in power do not want industry, when a long-time industry left Madison, a trustee said it didn't bother him because Tops was coming in. Where is Tops today? Several years ago when a school levy was being discussed, a committee said Madison needed more home businesses. How naïve! Home businesses can exist without your knowing about them. Get with it planners, put in an industrial park. Learn from Perry. It's not too late, get moving.

Before we spend any money to put in big stores and develop US 20, we need to put some storm drainage on our street (Rosena). We flood so bad that can't use our yard for weeks at a time. This is a very big problem. The south end of Rosena between Haywood and Turbell. All the yards flood, not just mine.

Moved to Madison in 1960. Madison cannot remain suspended in time and survive, but we also need to preserve exactly what it is that has made this a special and desirable place to live. The soil and climate here is unique to this small area and makes it ideal for the very plant nurseries and vineyards that have supported the individual communities for years. It is a fragile gift that, once destroyed, can never be regained. It should NOT be used for housing projects, numerous strip malls or parking lots.

Personal service will be gone with big-box stores in the picture. Please look past the lure of the dollar and help preserve what remains of the rural life in the Madison/Perry area.

I want: more expensive townhouses; cluster homes; single family dwellings away from US 20. No multi-use housing on US 20. No more traffic lights to keep flow going. Zone changes to make parcels of single-family, etc., to be three acres and up. Min. lot size Litter fines enforced. Junky properties along U.S. 20 must go. I don't want to see junk steel, cars, abandoned homes/ buildings/ trailer/ containers, etc., on US 20. Aesthetics on US 20 must be upgraded and maintained, etc. i.e., landscaped, curbed, trimmed and treed. Office parks in Mayfield Heights. are!! Better lighting on U.S. 20. No billboards anywhere. We don't want to lose existing bus/agricultural base that is here. We want to attract more; to maintain small town charm.

I would like to see a variety of stores that offer a blend of low cost and medium cost merchandise. A couple more reasonably priced sit down restaurants - maybe a movie theater. It would be nice to be

*able to take care of my needs without driving to Mentor. The subsequent taxes should also benefit Madison.*

*We are tired of driving to Mentor on an unsafe, antiquated Route 20. This town needs big box development and US 20 needs to be widened in Madison and Perry. Better yet, extend Rt. 2. Our trustees need to be getting sewer and road money for eastern Lake County!!!!*

*Madison is in desperate need of commerce; big boosts in commerce could easily be accomplished by letting big box stores such as Wal-Mart set up shop here. Also, route 2 should be extended to ease the traffic of people just using US 20 to pass through town. Another place that needs to start being built up is OH 528/Interstate 90 interchange.*

*We need more retail stores and some nice sit down restaurants. We have plenty of housing. We need to have some place for the residents to go instead of taking all their income and spending it in Mentor or Ashtabula. Marcs is one of the better things that has come to Madison. Busy and attract customers from neighboring cities. Need for grocery store competition to avoid a monopoly. We need to keep our residents here to spend their revenue and support our town. A center turn lane all along US 20 from County Line to Townline would be nice; especially in front of businesses. Also a road in back of K-Mart to Giant Eagle would do away with some of the traffic on US 20.*

*The trustees need to continue to push for water lines, sewers and any other improvements that the government may help finance. Small towns have small minds and south Madison, as well as some other unintelligent people expect a "squeaky door" to get the most oil. I am tired of driving to Mentor for Home Dept, Lowe's, Sears, Wal-Mart, etc. You can't stop progress and I support anyone who wants to move this township forward.*

*Consideration given to sidewalks, bike paths and more street lights in residential areas. Excessive noise from car radios enforced more by Township and Village police. Expand clean up services for litter/debris on residential and business property. Consideration given to a movie theater, restaurants, grocery store and retail, such as Joann Fabrics, Target, Kohl's, Barnes and Noble bookstore, Bob Evans, Quizno's. Consideration given to utilizing the recently closed Tops grocery store as a movie theater.*

*Don't destroy the historic village by creating a pseudo-village on 20. Be creative - Do something that will enhance current businesses, not destroy them.*

*Madison need entertainment. Store like Kohl's, not big box putting small stores out of business. Madison needs light industry, professional and medical offices bringing good paying jobs. Madison doesn't need low paying jobs replacing good paying jobs with big box store coming in putting good business out. We have enough grocery stores in Madison, plenty of pizza places. We need a bowling, movie, skating rink, place for teens to have safe fun, stores like Penney's, Kohl's, American Eagle. We don't need to look like Mentor.*

*Madison needs additional, well managed development and the assorted tax base for continued viability. Further the township needs professional resources to assure a comprehensive plan is developed and implemented. (The single sign situation is a prime example of the petty partisan interest that now appear to exist.)*

*Please keep Wal-Mart out - will destroy some business already here including business in Village of Madison.*

*It would be nice to have some major discount stores in our immediate area. Since I don't have it available in our area we unfortunately go to Mentor most weekends to purchase whatever I need. It's important to have a choice. Never did like one-stop shopping competition is a great thing. Also real*

*estate taxes are getting pretty high in the Madison area. The influx of new businesses would help us all!*

*It was a bad design to NOT have created a right-hand turn lane off of US 20 west bound onto Green Rd north. As the community grows, people will turn right onto Green to access shopping. Not to mention the amount of people who currently turn right to access their homes.*

*I don't think residential should be located on side streets off of US 20. People already have a tough time turning left onto business US 20 and it will probably only increase.*

*Please do not make Madison like Mentor.*

*I don't think that we want another Vine Street where it takes 20 years or better to correct. They let anything in to business.*

*Before you think about what you want to add to the proposed corridor, how about cleaning up some of the property surrounding this area. One place in particular is the lot just opposite the Hubbard Rd. entrance to the former Tops store - a cruddy shack and old beat up car lot. The whole section around the former Tops store would be a smaller Legacy Village. That beautiful office building has sat there for months without anyone renting space there. Only two years here, but he is tired of the bickering between the Township and the Village. Would like to see a movie house, donut shop, good bakery shop, ice cream shop individual clothing and shoe stores, coffee shop.*

*We want Madison to remain country but with a little city. We do not want Madison to turn into Mentor. We like the minimal traffic, being able to turn left on a busy road. Please keep the history of Madison alive with the nurseries and some farms. Keep the open spaces we have. If stores are to be built, use lots of greenery to maintain the country feel we have here. We do need ample parking, but it does not need to be ugly. We don't need too many big box stores - keep it minimal and use smaller stores.*

*The US 20 corridor is extremely important to the Madison Garden Club. All the green trees have sadly succumbed to developers wishes. If we could make 1 mile east and 1 mile west on US 20 a flowering tree-lined avenue that says "Welcome" in the Spring to all those that pass by daily. Our garden club would support this project with annual donations to implement the "flowering trees". Our club celebrates 50 years of community service this year 2005. When can we start? Please let us know if lining the US 20 corridor with "flowering trees" is a project we can assist with NOW!!!*

*We need an access road to Rt. 84 from Green Rd. to get traffic off US 20, especially when Super K opens. The traffic on US 20 is horrific and dangerous. Also, an access road behind K-Mart and the existing businesses, again to try to solve traffic problems on US 20. Development on US 20 should resemble Sun Leaf Nursery-set back and nicely landscaped. Get rid of unsightly yellow drop bins for clothing, we have a Goodwill store to drop off clothing. Industrial development should be near Rt. 90 to keep huge trucks off US 20.*

*Better zoning laws - larger lots from residential use - better zoning enforcement.*

*We do not want Madison to look like the strips on Mentor and Painesville. We would like to see a little progress.*

*I feel we are a long way from developing some of the commercial and retail spaces that are indicated on the front. We don't have the roads to handle what we have, let alone the total infrastructure to handle the growth. The larger retail stores, K-Mart, etc. are not doing that great. Tops went over like a lead balloon. Why not stay in the Tops area and see what we can do with that area first. Why not bring in some light mfg., find a location and develop it. We lost Tegam-we lost Bennett Machinery. Try and keep what we have. Just like Cleveland would like to bring a casino to their area,*

*Madison want Wal-Mart. I don't think either area is ready for the problems the respective businesses will bring.*

*Ohio weather being what it is, I would prefer to have an enclosed mall area, such as Mentor Mall, but a smaller scale. Shoppers would enter from an enclosed garden area which would allow for mall walkers. It would be an advantage to both the businesses and shoppers to not go in and out of the cold and snow. Remember our population numbers will favor the elderly in the future. We just returned from an area in the South with a mall that caters to seniors. Not only do they have a mall walking program, the Medical Centers have an office at the mall for special programs and speakers. Driving to Mentor or Ashtabula is difficult for many elderly.*

*Super Wal-Mart. Super K-Mart. Discount stores that we can afford. Master Pizza.*

*Construction or widening current roads south of US 20 to I-90. Extend Dayton Road to US 20 at Green Road. Turn lanes on 528 to I-90; 528 to Dock*

*Bypass through Madison Village if possible. Bates to US 20 Extension plus N. Marginal Rd from 528 and I-90 to Bates. Traffic flow is a prime concern of mine. The only time traffic could be a problem for me is when I'm shopping on US 20.*

*More work in close place to walk to work. More recreation, maybe a skating place. Also more help for low income people on shopping and other things. Lower taxes and a better way to be able to do things needed done. A cheap craft store close by with nice things you can use to keep busy at home. A small park to be able to walk in and do eating also. A much better job things you can walk or get to not as far away. A better GED set up and more people to help with it. Some fixing of the parks we have already.*

*Better roads not so many potholes.*

*Yes - Keep our wildlife in mind - You take away the environment they live in-where do they go.*

*I would like to see a planned commercial area with limited access to US 20, such as Legacy Village, Mentor Mall.*

*I do not want to see more strip malls with each store having its own access to US 20. Rite Aid is a typical example. It should be entered" from Tops parking or access road. Evergreen or fir trees should be used as environmental barriers as they are green all year. Thanks for asking the population of Madison.*

*The extension of Route 2 to Conneaut first will get the traffic/roads settled before the development gets established and then needs to be torn up or relocated.*

*We need businesses here and we need jobs both of which Madison doesn't have enough of people have to drive "out of town" to survive here or move!*

*I would love to have a movie theater, a Lowe's and a few major chain restaurants like Bob Evans, Long Horn, Red Robin or Don Pablo's. I hope we get the Wal-Mart. My family goes out to dinner every weekend and always go to Ashtabula, Mentor, or Cleveland. This is when we do our shopping. If we had these things in Madison, we wouldn't have to take our business elsewhere. Happy to have received survey. Hope you get a lot of positive feedback.*

*I think US 20 needs to be cleaned up from Townline Rd. to OH 528. Some businesses look pretty bad and I'm embarrassed to have people from other communities come thru. Cleaned and landscaped. Eyesores with old buildings standing empty, junk cars. I think we have enough used car lots on US 20. Soon we'll look like Eastlake or Vine St. I believe your survey is a good thing. I hope people will*

*be able to see the future in 10-20 years. Madison is growing fast and we need to keep up with the growth with our roads and we need to keep up with the growth with our roads, schools and businesses.*

*If not already in zoning, see that buildings are far enough back from the highway - also signs. It is nice to be able to be a part of this survey. Thanks.*

*When Tops moved into the area, IGA went out of business. Now there is no Tops. This just proves this area cannot support too much of one thing. The proposed location for a new Wal-Mart will create more problems. Green Road in its present form would not safely handle the traffic. US 20 at Green was just widened for turning lanes with an added traffic light. How would the entrance to Wal-Mart off US 20 be treated safely when there is another traffic light at Burns Rd. Not to mention the accessibility of sewers, etc. We have some store vacancies now. We don't need any more. Let's fill the vacant ones first then think about future corridor development.*

*We need businesses that bring good paying jobs into our community and care about workers and the community there in not about the bottom line, also businesses that carry mostly American made goods*

*There are enough nurseries, auto sales, and mobile homes. We like sit down restaurants, like Hometown Buffet or any without a liquor bar.*

*The Madison Community needs to let some updating happen. Our schools, businesses and families need commercial dollars to help our progress. The average home owners cannot keep up with the tax needs of our community without the help of commercial income. If we plan smartly, we don't have to be a "Mall" town. We could make a "Village" setting in our twp., which would be pleasing to the eye and help the community financially. I feel strong support of one things - keep family in our community, keep family in your planning. I've been an 8 yr member of Madison Garden Club. We truly work hard for the Village and Twp. So keep us in your planning.*

*To LC Planning Commission and US 20 Survey Groups: Please answer these questions: do you work at any other job? If so, what? Are you an elected or appointed official? Are you a bureaucrat? Do you enjoy meddling into other peoples' affairs without parting for any of their livelihood? If so what? Are you a developer or a consultant? Or allied with them? Are you an investor? Or allied with them? Do you own property on US 20? Please state your reason for being on this commission or survey group and why you want US 20 developed. What percentage of open space and nurseries would you like to see remain on US 20. Will you review all the surveys answered or only partial? Please fill out your survey sent to the residents and make your answers public.*

*Yes! Monitored development to avoid the Mentor look which is pushing our way. We need development, but regulated to preserve our "small town" status. Right now, US 20 is a hodgepodge mess with too many dollar stores, vacant stores. It makes the community look poor and unappealing. Mini-malls look depressed and unkempt. We feel a concurrent beautification project with development aimed at maintaining our nursery heritage.*

*I think Madison is a wonderful city. I have lived here 2 years. I like the country setting and the residence love for farms and animals. I would not want any of that to change! In my personal opinion, we need a Wal-Mart and craft store. If I had my way, we should only grow in retail business slowly. When I graduate, I plan to buy my home here and open a business.*

*US 20 widen so there may be a turning lane from Bennett Rd. east to Townline Rd.*

*Think about obtaining companies like Home Depot, Lowe's, Wal-Mart, to build in either Madison Village or Madison Twp.*



*Small business like, Big Lots and Aldi Foods would make great for the residents living in Madison also. All new business or company would make the area lots better tax-wise. A large motel around I-90 and 528 Lake Rd. east must be repaired and widened. A casino in our area.*

*Industry can easily be located on industrial park roads coming off of US 20 without fronting directly on US 20.*

*Bring on the big department stores, home centers, save a lot food stores, Aldi, Sears Hardware, buffet restaurants, Tractor Supply. I'm open for a lot of suggestions, thus resulting in creating jobs for the above-mentioned.*

*US 20 east - Sheetz gas station, Applebee's, TGIF-type restaurants. West - develop in a similar manner. Eliminate many of the used car dealers along 20. Specialty grocery stores for Hispanic people.*

*Please prioritize the establishment/enforcement of regulations to monitor businesses presently existing on US 20. i.e. placement of sale vehicles in proximity to road (tree lawns/sidewalks); maintaining clean vacant lots(no partial structures); regulation/proper fences/structural barriers to enclose contractor yards/piles of dirt; landscaping in front of business is lacking; random storage of trash containers (so. Of Haines on 20) Please be mindful that the architecture and development of the corridor should be monitored to maintain a quality appearance. Large, gaudy signs would detract from the environment. A movie theater would attract business. Street lights utmost importance!! Development can be good but with strict controls. The nursery business and the open spaces need to be protected from over development. The area needs to be protected from the shortsightedness of commercial and residential developers. The Madison Twp. Planning Commission needs to have a clear vision for the future. We should try to win the site location of the new lake east hospital from Lake Hospital Systems off the I-90 and 528 exit. The twp. planning office should try to get a major hotel to build a conference center along the lake similar to Geneva State Lodge. There appears to be enough business to support another one. The twp. park at Hubbard needs updating and so does the businesses that area around the park. Too much of a biker bar atmosphere.*